

## **Foxmoor Lakes Master Association Inc**

Board of Directors Meeting  
October 17<sup>th</sup>, 2018  
**Approved Minutes**

The October 17, 2018 Board of Directors meeting was called to order by President David Allen at 6:00 pm, immediately followed by the Pledge of Allegiance.

It was reported that a Quorum was established as:

Present in person: President David Allen, Director Dori Sosensky, Director Maria Paige, Director Jerry Allen, Director Andre Proulx, Director Joe Connell, Director Gary Fair and Director Carmen Villani

Also present: Via Conference Phone -Treasurer Barbara Gastauer, Secretary Sandra Lignell and Director Elaine Rose.

Tosh Tricas, CMCA, AMS, PCAM and John Bettencourt Jr, LCAM Community Association Managers of Compass Rose Management

Absent: Wilma Kime, Lori Robinson, Keith Musselman, and Arlene Bettencourt

Let it be known that the Notice was posted in accordance with the Association's ByLaws and Florida Statute.

### **Approval of previous meeting minutes**

The Board was provided with a copy of the draft of the April 18, 2018 meeting minutes.

**President Allen made a motion to accept the minutes as presented. Director Sosensky and Director Gastauer made some corrections. Director Sosensky made a motion to accept with corrections, seconded by Director Jerry Allen. Motion carried unanimously.**

### **Treasurer's Report**

The report was given by Treasurer Gastauer. She is working with Compass Rose Management on some financial transition accounting and will meet with them in person when she returns.

**Director Sosensky made a motion to accept the treasurers report as given. The motion was seconded by Director Proulx. Motion carried unanimously.**

**Treasurer Gastauer presented the proposed 2019 Master Budget. Director Sosensky made a motion to accept the proposed budget as presented. The motion was seconded by Director Jerry Allen. Motion carried. Director Fair Dissented.**

Director Paige wanted it to be noted in the minutes that the Board of Directors are very grateful for the hard work and dedication that Treasurer Gastauer contributes to the Associations fiscal wellbeing.

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### **Committee Reports**

President Allen recommended the Association form an Ad- HOC committee to determine what expenses should be paid by the Master.

**Secretary Lignell made a motion to approve the formation of an Ad- HOC Master Maintenance Committee, seconded by Director Jerry Allen. Motion carried unanimously.**

Joe Connell recommended that the Association Calendar should be administered by Compass Rose Management.

Dori Sosensky Commended Compass Rose Management & Ruben in particular because the pool areas and furniture & Restrooms look better then they ever have in the past.

### **Unit Owner Comments**

It was brought up that the ALIV/ALV lake is still full of algae. Manager Bettencourt will follow up with the Lake Doctors first thing in the morning.

### **Management Report**

President David Allen welcomed John Bettencourt Jr. as the new manager for the Foxmoor Lakes Master Association.

### **Unfinished Business**

Manager Bettencourt gave an update on the pending Water Main project. After speaking with the project manager, it was determined that the project is now in the Design and Contract bidding phase. At this time, it does not appear that any work will commence before March of 2019. Management will be notified when the timeline is verified.

Jerry Dudak has resigned from preparing the Newsletter. Compass Rose Management will send an Email Blast looking for Newsletter Committee Volunteers.

### **New Business**

The Single Family Homes would like to open a line of credit for \$40,000.00 for fence repair with Mutual Of Omaha Bank.

**Director Sosensky made a motion to approve the Single-Family Homes acquiring a line of credit for \$40,000.00 for needed fence repairs. The Single-Family Homes alone will be responsible for the repayment of the debt. The motion was seconded by Director Paige. Motion carried. Director Rose abstained from the vote.**

President Allen reported that he spoke with Caroyln Rummel from Signature Insurance who stated that if the Association has no further claims the carriers may reduce the Insurance Premiums as soon as Spring of 2019.

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Director Paige suggested that owners should address issues for their respective communities with their Master Board representatives so that their concerns can be brought up at meetings.  
Director Sosensky suggested the same.

**Next Meeting Date**

The next regularly scheduled Board meeting will be November 14<sup>th</sup> 2018

**Adjournment**

**Director Connell made a motion to adjourn the meeting at 7:15pm. Seconded by Director Sosensky. Motion carried unanimously.**

Respectfully Submitted

John Bettencourt Jr, LCAM  
Community Association Manager