

MINUTES TO THE MILANO II HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

August 12, 2020

Call To Order:

The meeting was called to order at 5:36pm. Present at the meeting was Leticia Lancsarics. Karen Laureano and Lisa Van Gilder were present via phone. A quorum was established. Stefany Cordoba and Jennifer Placeres from Waterways Association Management were also in attendance.

Reading of Minutes:

At this time the previous meeting minutes from 7/16/20 were not approve until a correction is made.

New Business:

Leticia Lancsarics mentioned she will contact the other Milano phases to find out about wind mitigation reports to be presented at the next BOD meeting.

Stefany Cordoba mentioned she has been trying to obtain some clarification from the Rec Board as how to handle the new protocol established for rental approvals and its forms. Waterways will keep working on this until its clear for all parties.

Regarding the bill approval process the Board agreed to always try to have two vendor bids before any approval can be done.

Since the Milano II section is responsible for the lights outside the units the next time Waterways goes out to inspect the property will check to see how many lights need to be replaced to considered for the budget meeting.

Before the Board can decide on the insurance proposal, they would like the agent to answer some questions and clarify some concerns. Waterways will contact the insurance agent with all questions from the Board.

The accountant's office provided the available dates for all meetings coming up. The Board agreed to the presented scheduled as follows:

Budget Workshop 10/12/2020 at 5:30pm

Budget Meeting 11/17/2020 at 5:30pm

Annual Meeting 2/16/2021 at 6pm

Old Business:

Leticia Lancsarics made a motion to accept option #2 recommended by the attorney regarding the eviction of unit 15789. This option states attorney fees will be collected in full until the date of the approved offer is sent and that the tenant agrees to evict by September 20th. They have 3 days to respond to the offer. Her motion was seconded by Lisa Van Gilder and was so approved by the unanimous consent of all Directors.

A motion was made by Leticia Lancsarics to proceed with the foreclosure of unit 15741. Her motion was seconded by Lisa Van Gilder and was so approved by the unanimous consent of all Directors.

An update was also provided concerning the painting of the community. The representative of each phase will have to bring the final decision to the Rec Board.

Adjournment:

A motion was made by Karen Laureano to adjourn the meeting at 7:47pm. Her motion was seconded by Lisa Van Gilder and was so approved by the unanimous consent of all Directors.

Respectfully Submitted,

Jennifer Placeres, LCAM

Waterways Association Management