

Canyon Trails Homeowners Association, Inc.

BOARD MEETING MINUTES

January 17, 2019

APPROVED

Meeting called to order at 7:00 PM by Lefrak. Meeting notice was posted 48 hours prior at the designation area; bulletin board in the clubhouse.

DIRECTORS PRESENT

Eryka Lefrak, President • Andrew Just, Vice President • Jacob Gerb, Secretary • Juan Basto, Treasurer • Randy Stone, Director

Also Present

Raul Medina, CAM from GRS Management Associates, Inc.

ROLL CALL and quorum was present.

Board meeting minutes of December 13th was approved as distributed.

Bank Signer Appointments RESOLVED to appoint Eryka Lefrak and Juan Basto as the primary and secondary bank signers and Randy Stone as the alternate bank signer for the Valley National Bank and Bank of America accounts. That all checks require two signers. There was a change of the board at the annual meeting and new signers required to process HOA payments. It is so moved by Stone and second by Gerb, discussion, motion carried.

Collections and Rules Review Item tabled till the next meeting. To obtain additional and formulate a comprehensive collection policy.

CCR Recommendation Table to the next meeting. List was not available at the time of the meeting.

Fountain Maintenance RESOLVED to accept Pool Kings' option 1 in the amount of \$1,750 to clean the main fountain, guardhouse, and the North entrance on the exit side. Attached hereto. It is so moved by Stone and second by Just, discussion, motion carried.

Vendor Termination RESOLVED to terminate the Pest Relief service agreement effective immediately including the auto-renewal provision. The service will continue under different terms after a proposal process. It is so moved by Gerb and second by Just, discussion, motion carried.

Community Communication Liaison Appointment RESOLVED to appoint Tracey **XXXXXX** an owner in good standing as the liaison to owner that can't attend the board meeting to ask question. The liaison will receive owner questions and bring to the board meeting. The time allotment on the floor will be fifteen minutes. Appointment by Lefrak as president under the provisions in the Bylaws.

Social Committee Appointment RESOLVED to appoint Michele Buscemi an owner in good standing as the chairperson to the Social committee. The chairperson shall communicate with the communication manager and provide social event suggestions and assistance. Appointment by Lefrak as president under the provisions in the Bylaws.

Facebook Group Policy RESOLVED to create a Facebook group for the purpose of making community announcements. Posting comments will not be enabled. Postings if made by management will be as authorized by the board and posting from management will only be made during office hours. The Facebook group will be a closed group, accessible only to verified owners of the community. The Facebook group will be named Canyon Trails HOA Info – Verified. It is so moved by Lefrak and second by Just, discussion, motion carried.

Traffic Study-Speed Cushions RESOLVED to engage the services of Via Planning to provide recommendations to address effective speeding issues and traffic compliance with existing regulations. It is so moved by Lefrak and second by Just, discussion, motion carried.

Speed Cushion Removal RESOLVED to remove the speed cushion if the HOA attorney advises to remove them. It is so moved by Gerb and second by Stone, discussion, motion carried.

Internet Service RESOLVED to cancel the existing Comcast internet service if equal price and better is found and if the Comcast agreement can be cancelled without penalty. It is so moved by Lefrak and second by Basto, discussion, motion carried.

Officer's Report-President

- Speed cushion update and data review
- Communication, website and social activity goals

Officer's Report-Vice President

- Landscape maintenance goals
- Community maintenance goals

Officer's Report-Treasurer

- Collections policy goals
- Budget review goals

Report Tennis Committee

I had a meeting with my committee on Saturday Jan. 5,2019.

According to the rules that we had approved by the board last year, we cannot let any vendors in to teach at Canyon Trails.

It was decided there will be no teaching pros on the courts unless they are teaching Canyon Trails residents and one guest only.

Residents must call in the vendors , the office will not block out time for vendors to teach.

Residents from other Canyons are not allowed to get lessons on our courts unless they are a guest of a Canyon Trails resident.

Lesson times to be EXCLUDED are as follows: Saturday and Sunday from 8am to 10:30 am

A resident can have only 3 courts per week reserved ahead of time.

I would be happy to come in and talk to you about the reasons these rules were made. Feel free to contact me at any time.

Thank you,
Arleen Viglione
Committee chair person

The meeting was adjourned at 9:45 pm.

Raul Medina, CAM

On behalf of the Board of Directors



POOL **KINGS**

OF PALM BEACH
POOL CLEANING SERVICE

ESTIMATE #4286

January 17th 2019

Canyon Trails

WE HEREBY SUBMIT SPECIFICATIONS TO:	QTY:	TOTAL:
Drain & clean out debris – Large Fountain	1	\$900
Drain & clean out debris – Small Fountain	1	\$500
Bleach Wash Rocks – Large Fountain	1	\$200
Bleach Wash Rocks – Small Fountain	1	\$150

- As a courtesy, the rocks on the North Exit of Canyon Trails will be bleach washed as well.
- The rocks act as a filtration system for the water. All the debris that goes into the fountains over time gets embedded in the rocks. This process would ensure that all debris is removed from entire fountain and the rocks.

Total Cost: \$1,750.00