

Canyon Trails Homeowners Association, Inc.

BOARD MEETING MINUTES

October 18, 2018

APPROVED

Meeting called to order at 7:24 PM by Schrier. Additionally, meeting notice was posted 48 hours prior by Williams.

DIRECTORS PRESENT

Marc Schrier, President Randy Stone, Treasurer/Secretary ~~Raymonde Dormezil-Neal~~

Also Present

Raul Medina, CAM from GRS Management Associates, Inc.

ROLL CALL and quorum was present.

Board meeting minutes of July 14th was approved as distributed.

Chick-Fil-A Daez made a presentation relating to the proposed restaurant location at Canyon Town Center off Boynton Beach Blvd. Resident concerns were addressed during the Q & A session. Some topics addressed included traffic impact on surrounding communities and hours of operations. The presentation was not part of the permitting process, instead Chick-Fil-A was interested in area resident feed.

Power Washing RESOLVED to accept Xtreme Clean's proposals in the amount of \$10,500 was accepted. All common area swales, sidewalks, clubhouse, pool deck and adjacent area such as the walking path. It is so moved by Stone and second by Dormezil-Neal, discussion, motion carried.

Meeting Protocol RESOLVED to provide for the membership in the audience to speak for three minutes on each open agenda item when recognized from the floor as. It is so moved by Schrier and second by Dormezil-Neal, discussion, motion carried.

Compliance Recommendation RESOLVED to recommend the attached owners be fined in accordance with the governing docs and such recommendation be sent to the Rules Committee for their consideration. It is so moved by Stone and second by Schrier, discussion, motion carried.

Gate at L27 Canal RESOLVED to accept LWDD's proposal of \$ 5,470 to install a two gates across the easement at the corner of the turnpike and L27. That to better secure the community from trespassing by non-residents, as has been documented in the past, LWDD will allow the installation of said gates with the condition that the existing be removed when the new gate

installation is completed and said new gates will be maintained by the community. It is so moved by Stone and second by Schrier, discussion, motion carried.

Warranty on Cardio Equipment Postponed to a later meeting to obtain clarifications and additional terms. It is so moved by Stone and second by Schrier, discussion, motion carried.

Compliance Committee Appointment The following members in good standing are appointed to the Compliance committee for the purpose to confirm or reject the fine or suspension levied by the board. The meetings shall be open to the membership. The designated chairperson shall be the liaison to management on behalf of the board and provide all communications and recommendations in writing to the same. The foregoing provides the committee's role as provided for in the By-Laws. It is so moved by Stone and second by Dormezil-Nea, discussion, motion carried.

- Al Daniello
Jerry Ente
Jill Gioeli
KV Jairam
Brenda Lewis
Maureen Glendon -Chairperson

Landscape Committee Appointment The following members in good standing are appointed to the Landscape committee for the purpose to provide recommendations on landscaping matters as may be requested by the board from time to time. The meeting shall be open to the membership. The designated chairperson shall be the liaison to management on behalf of the board and provide all communications and recommendations in writing to the same. The foregoing provides the committee's role as provided for in the By-Laws. It is so moved by Stone and second by Dormezil-Nea, discussion, motion carried.

- Kenny Ebert –Chairperson
Andrew Just
Jerry Ente
George Url

Architectural Committee Appointment The following members in good standing are appointed to the Architectural committee for the purpose to approve architectural requests in accordance with article XIII of the governing docs and other sections as may apply. The committee shall provide meeting minutes. The meeting shall be held as designated by the committee. The designated chairperson shall be the liaison to management on behalf of the board and provide all communications and recommendations in writing to the same. The foregoing provides the committee's role as provided for in the governing docs. It is so moved by Stone and second by Dormezil-Nea, discussion, motion carried.

- Joseph Lipari –Chairperson
Carl Sipowicz
Terry Flenniken

Tennis and Recreation Committee Appointment The following members in good standing are appointed to the Tennis and Recreation committee for the purpose of supervising activities and bringing all issues to the attention of the board. The designated chairperson shall be the liaison to management on behalf of the board and provide all communications and recommendations in writing to the same. The foregoing provides the committee's role as provided for in the governing docs. It is so moved by Stone and second by Dormezil-Nea, discussion, motion carried.

- Arleene Viglion –chairperson
Jill Gioeli

Safety and Security Committee Appointment No volunteers currently.

Social Committee Appointment No volunteers currently.

Mulch RESOLVED to accept Advanced's proposal for \$37,335 (1310 cu. Yds) to mulch the common areas. The rate was held the same by the vendor as charged in 2016. It is so moved by Stone and second by Dormezil-Nea, discussion, motion carried.

Officers' reports were made by the President, Treasurer and Vice President.

The meeting was adjourned at 8:30 pm.

Raul Medina, CAM

On behalf of the Board of Directors