

CAT- Meeting Minutes - June 2019

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, June 4, 2019 at 7:00 p.m.

Location: 10950 Mantova Bay Circle, Boynton Beach, FL 33473 Clubhouse/Social Hall

Board Members Present: Eryka Lefrak, President
Andrew Just, Vice President
Juan Basto, Treasurer
Jacob Gerb, Secretary
Randy Stone, Director

Also Present: Robert Cabrera, VP of Operations (GRS)
Rosa Perez, LCAM - Property Manager (GRS)
Elizabeth Dominguez - Assistant

Call to Order and Establishment of a Quorum

The meeting was called to order at 7:05 p.m. by Eryka Lefrak, President.
Roll Call - A quorum of the Board was established.

Proof of Notice of Meeting

Meeting Notice posted 48 hours prior to meeting at designated area; Clubhouse Bulletin Board

Approval of Previous Meeting Minutes

A motion was made by Eryka Lefrak to waive the reading of the May 2, 2019 meeting minutes. The Board unanimously approved the minutes as written.

New Business

New Property Manager Introduction – Introduction of Rosa Perez

Traffic Enforcement Agreement Review/Motion: Eryka Lefrak motioned to sign the Agreement of the Traffic Control Jurisdiction between Palm Beach County and Canyon Trails HOA. Seconded by Andrew Just. All in favor. Motion Passed.

Rules & Regulations Review – Advertising on Vehicles, Parking Over Sidewalk, Trash Dumping: Board discussion regarding violation enforcement; vehicle signage, wraps, logos, parking over sidewalks, blocking sidewalks, dumping trash in common area receptacles. Golf cars and ATV's not allowed on community streets unless properly registered

Compliance Committee Recommendations, Fining Letters, New Committee Member: Eryka Lefrak motioned to appoint Joanne McInerney to the Compliance Committee. Seconded by Juan Basto. All in favor. Motion Passed.

Eryka Lefrak motioned for notices related to compliance be emailed, as a courtesy, in addition to standard US Mail. Seconded by Andrew Just. All in favor. Motion Passed.

Eryka Lefrak motioned to send the submitted Hearing Notice go to Fining Committee, Seconded by Jacob Gerb. All in favor. Motion passed.

Board reviewed submitted Parking Violations. Eryka Lefrak motioned to send all accounts with a second infraction to the Fining Committee. Seconded by Randy Stone. All in favor. Motion Passed.

90 Days in Arrears Suspension: Eryka Lefrak motion that any account that is 90 days in arrears would have their Clubhouse and Gate Entry access Suspended and/or Revoked through Envera. Seconded by Randy Stone. All in favor. Motion Passed.

At the time of the meeting, there were no new accounts 90 days in arrears.

Amazon Account for Community: Andrew Just motioned to open an Amazon Business Prime Account. All purchases would be reviewed and approved by 2 Board Members, utilizing the petty cash checking account, with a limit of \$1,500 at any given time. Seconded by Eryka Lefrak. Jacob Gerb opposed. All others in favor. Motion Passed

Purchase/Lease Application Fee Changes: Considered increasing Purchase and Lease Application Fee. The issued was discussed and tabled for future review.

Tree Services 2020: Andrew Just motioned to approve the 2020 Tree Trimming Agreement in the amount of \$45,225, conditional upon a second cut of the Coconut Palms in the amount of \$6,775.01 that the Board could approve at a later date. Seconded by Eryka Lefrak. All in Favor. Motion Passed.
2020 Tree Trim Agreement includes Hardwoods, Coconut Palms, Sabal Palms, and Date Palms

Social Hall Renovations & Kids Play Room: Discussion regarding updating the Social Hall and Clubhouse. Possible solutions included working with a furniture company that would place furniture ion the Social Hall at no charge in exchange for advertising.

Officer's Report

President by Eryka Lefrak
Vice President by Andrew Just
Treasurer by Juan Basto

Adjournment

With no further business to address, Eryka Lefrak motioned to adjourn the meeting at 9:07 p.m. All in favor.

Respectfully Submitted,

Rosa Perez, LCAM - GRS Management Associates
On behalf of the Board of Directors