

Board of Directors

Meeting Minutes

Thursday, March 12, 2020



I. Call meeting to order

- Eryka called a meeting to order at 7:10pm. Eryka Lefrak, Andrew Just, Allan Frishberg, and Ryan Anderson were present.
- Juan Basto arrived ~7:30pm.

II. Approval of Thursday, March 12, 2020 regular meeting agenda

- Ryan motioned to approve the agenda. Allan seconded the motion. All approved.

III. Consent agenda

A. Approval of Wednesday, February 5, 2020 regular meeting minutes

B. Ratify RFID revocation for Members 90 days or greater in arrears

C. Ratify documented recommendations for Compliance Committee fining

- Ryan motioned to approve the consent agenda.
- Andrew asked that the following changes be made to the 2/5/20 minutes:
 - Change kids room name to toddler room
 - Begin collecting an additional \$50 deposit when the kid's playroom is rented in conjunction with the social hall.
- Ryan rescinded his earlier motion.
- Ryan motioned to change the motion recorded for the "Update ARC and Clubhouse Rental Applications" section of the February 5, 2020 minutes to reflect the following, and to approve the remainder of the consent agenda.
 - Change name of game room to "arcade." (The arcade is not available for rent.)
 - Change name of gym to "exercise room." (The exercise room is not available for rent.)
 - Change name of kid's room to "toddler room." (The toddler room is only available for rent in conjunction with the rental of the Social Hall.)
 - Mandate \$250 deposits on each room when multiple rooms are rented, sans the toddler room.
 - Begin collecting an additional \$50 deposit when the toddler room is rented in conjunction with the social hall.
- Allan seconded the motion. Andrew, Allan, Ryan, and Juan approved the motion. Eryka abstained, stating that she did not agree with fining of lot CAT521 for unauthorized debris but that she agreed with everything else in the consent agenda.
- Ryan noted that in the future any issues within the consent which warranted change should be moved outside of the consent section via motion during the approval of the minutes section of the agenda.

IV. New business

A. Pressure cleaning contract

- Allan motioned to approve the three year, \$42,000 contract with Palm Beach Pressure Cleaning. Andrew seconded the motion. All approved.

Board of Directors

Meeting Minutes

Thursday, March 12, 2020



B. Office hours

- Eryka motioned to amend the hours of the Canyon Trails Management office to include the closure of the office every Wednesday from 2pm - 6pm ET beginning on March 25, 2020. Ryan seconded the motion. All approved

V. Updates

A. Age restriction in exercise room

- Eryka motioned that:
 - Individuals between 13-15 years of age must have an adult 21 or older supervising them in the exercise and aerobic rooms.
 - Individuals 16 years of age or older may be unsupervised in the exercise and aerobic rooms.
 - Individuals 12 years of age and under are not permitted in the exercise or aerobic rooms.
 - Individuals under 13 require supervision throughout the clubhouse.
- Juan seconded the motion. All approved.

B. Capital contribution & membership application process

- Eryka stated that unless there are objections from the Board, there will be no changes to the capital contribution policy at this time. The original ratified motion reads, "*approve a capital contribution charge to all new buyers in the amount of \$999.00.*" Any person purchasing a piece of property not currently owned by themselves is considered a new buyer and must complete all requirements of a new buyer.
- There were no objections and no Board Members commented.

C. Laser grading | tennis courts

- Ryan motioned to approve the laser grading contract for \$15,100 from Ryan Lauer LLC, and to complete the work immediately. Andrew seconded the motion. All approved.

D. Root removal | tennis courts

- Ryan motioned to approve the root removal contract for \$2,000 from Ryan Lauer LLC, and to complete the work in conjunction with the laser grading work. Andrew seconded the motion. All approved.

VI. Presentations

A. Board Members

- Eryka stated that Titan Security has terminated the Canyon Trails contract, effective April 5 citing that our account is not profitable. She also stated that the Board is interviewing new vendors currently.
- Allan stated that the Board is currently gathering quotes for rubber flooring in the playground area. The Board has four quotes at this time and is aiming to select a vendor for this work no later than the May meeting. The total amount budgeted for this project in 2020 is \$40,000.

Board of Directors

Meeting Minutes

Thursday, March 12, 2020



B. Committee Chairpersons

- Security & Compliance - Maureen stated that she had submitted an analysis of chronic compliance violators to the Board. This was for a topic regarding the RFID revocation for habitual offenders. Maureen stated that her analysis shows that there are no habitual compliance offenders in the community.
- Communications Liaison - Traci suggested that an AED training course be provided to the community.

VII. Adjourn

- Eryka motioned to adjourn the meeting at 9:06pm. All approved.