

Board Meeting Minutes
Signature Estates Homeowners Association
Wednesday December 6, 2017 @ 7:00pm
302 Signature Terrace

Present: David Coia, Charleen Eckard, David Giorgione, Vincent Addonizio, Howard Sachs – joined late

Absent: Sanjay Madan

1. Approved Minutes from last meeting
2. Discussed scheduling Budget Meeting within 60 days
3. Approved Agenda for Annual Meeting and discussed 14 day notice requirement:
 - a. Agenda
 - i. Financial Overview
 - ii. Vote on Proposed Amendments
 - iii. Vote to roll over surplus funds
 - iv. Discussion Regarding Entrance
 - v. Vote on Board of Directors
 1. Notice of Intent submitted 30 days prior.
4. Discussed Safety Harbor Replacement Tree requirement – Charleen spoke with City.
5. Discussed changing Gate Code and community vendors that need to be notified.
6. Discussed Current Expenses and Entrance Remodel
 - a. Bank of America is willing to finance by securitizing the assessment.
 - i. \$200K; 360 months; 6%; Monthly \$1,199 , Annual \$14,389
 - ii. With current fee assessment approx. 9k annual excess for “miscellaneous and special projects”
 - b. Rough Draft From Landmark Pools – approx. \$200K-\$250K
7. Reviewed and approved changes to proposed amendments to HOA declarations and Bylaws.
8. Agreed to host annual meeting at a local restaurant.