

Crecent Hills Condominium Association, Inc.

Meeting Minutes from March 20th, 2014 Meeting Held at the Jack
McClellan Community Center at

700 Paul Russell Rd. Tallahassee, FL 32301 at 12pm.

In absence of Tom Asbury, Darin Jacobs called the meeting to order. Members in attendance were Darin Jacobs and Michael Douglas. Owners' in attendance were David Schuessler.

Management gave a report about the finances of the association highlighting concerns about the low level of operating cash and reserve funds. The report also included the plan that was put in place to put a termite bond on the property which had not been previously placed and to extend the insurance contract to take advantage of the current rate and get it the contract on an annual renewal.

A motion was made to add David Schuessler and Charlies Peters to the board by Darin Jacobs. It was approved unanimously.

Following that a discussion of past dues amounts by owners other than the developer were discussed. David Schuessler highlighted the priority of getting these cut. The process will be a warning letter, then intent to lien letter and placing a lien. The board can then decide whether to foreclose or not.

Then a discussion on the amounts owed by the developer were discussed. Management highlighted that what the statute states and what was in the approved budget are not in alignment; that unbuilt units should be assessed the full amount of dues. However, this has also been an area of debate and it is not quiet clear in legal circles. A summary remark here was that you can find 10 attorney that will tell you they can be reduced and 10 that say they cannot.

New business discussed focused on the grounds company. Management stated it would reach out to the current company as there were concerns about their quality of work.

There being no other business the meeting adjourned at 12:56pm