

COUNTRY FAIR HOMEROWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

THURSDAY, MARCH 28, 2024

Present at Meeting: President Chris Delbaugh, Treasurer Janice Flores, Secretary Devon Florent, Director Ellen Rubin, Director Frankie Barragato, and Joshua Gerstin, Esq. CFHOA Attorney

Meeting called to order by Chris @ 6:08.

CFHOA Attorney, Joshua Gerstin, Esq. started the meeting to review and discuss the construction east of Country Fair, Boynton Place. Motion made by Treasurer Flores to accept the negotiated agreement for the land development project on Boynton Beach Blvd just west of Country Fair. Director Rubin second. All in favor. Motion passed.

Presidents Report: Presently no property manager, Josh is gone. We are looking for a new one.

Treasurer's Report-Reminder Phoenix is no longer doing the accounting and now being done by Victory Accounting. 16 accounts have been sent to legal and we are foreclosing on 2 properties

PM Report-None

Committees: no reports were given

Old Business: None

New Business:

Legal update from attorney on land development given by CFHOA Attorney Gerstin (see above).

Motion made by Treasurer Flores for Monster Tree Service to do 2024 tree trimming contract in the amount of \$15,882.00 which was within 2024 Tree Trimming budget -2nd by Director Barragato. All in favor. Motion passed unanimously.

Motion by Treasurer Flores to move forward with 2 foreclosures. Secretary Florent second. All in favor. Motion passed unanimously.

Motion made by Treasurer Flores for Gerstle, Rosen & Goldenberg, P.A. to perform 2023 Audit, 2nd by Secretary Florent- All in favor. Motion passed unanimously.

Meeting adjourned by President Delbaugh @ 6:57pm

Townhall