

SCFCA REGULARLY SCHEDULED BOARD MEETING – OPEN SESSION
MEETING AGENDA
October 29, 2019

- 7:00 Call to order executive session
- 7:05 Consider requests from specific Member(s) on maintenance assessments and penalties
- 7:15 Delinquent assessments and possible legal action - general
- 7:30 Review and discuss previously-identified specific compliance issues
- 7:45 Deeds Enforcement and possible legal action – general
- 7:55 Close executive session
- 8:00 Call to order open session, introductions, meeting rules
- 8:05 Any motions required from executive session
- 8:10 Appeal of ACC ruling – 6234 Rippling Hollow
- 8:25 Member questions/comments (2 minutes max each)
- 8:35 Secretary’s report: Approval of September’s regular Board meeting minutes, and October 15 Member meeting; actions taken since last meeting; dedicatory instruments; board calendar (Sheron)
- 8:40 Treasurer’s report for September, approval of same (Victor)
- 8:45 Deeds liaison with Sterling - job duties write-up, and appointment of person to handle; along with related deeds enforcement issues
- 8:55 Revisit motion and proposed protocols concerning entering resident’s property for SCFCA business (e.g., ACC approval, welcome packet delivery)
- 9:05 Review (approve) revised Sterling “courtesy letter” and “violations letter” for deed restriction violations
- 9:10 Maintenance fee letter approval
- 9:15 Collections and payment plan policy (includes overdue payment level for sending account to legal; and deeds enforcement for accounts at legal)
- 9:25 Pool policy revisions per Sipra
- 9:30 Committee Reports (5 minutes each max):
- Pool – Progress on outstanding items: pool deck resurfacing; bid package for 2020 management contract; interface with SHARKS swim team; pool engineer
 - Clubhouse – status of flooring replacement evaluation
 - Playground – shade canopies – options & recommendations (Ginger)
 - Maintenance – status on painting pavilions, clubhouse wall, and lights/poles
 - ACC and AC Guidelines
 - Bylaws update status
 - Security summary (Sterling)
 - Social
 - Proposed Deed Restriction voting updates – response to 2nd focused mailout
- 9:55 Deed Restriction enforcement summary
- 10:00 Adjourn open session