

Per the Attorney, Repairs are Only for Normal Wear and Tear not These Repairs

Villas at Fairloop Run **Annual Members Meeting Minutes and Board of Directors Organizational Meeting Minutes** March 6, 2018

- Call to Order: Meeting called to order by President Alan Walsh at 6:02 PM.
 Establish a Quorum: Quorum established with officers Alan Walsh, Ken Spisiak, and Linda Lofink present. General Election forum of 35 unit owners verified by presence or Proxy.

 3. Proof of notice: provided by notarized affidavit. Alan Walsh reported that the necessary proof of
- meeting was sent from Tropical Isles and followed up with an electronic version.
- 4. Minutes: Ken Spisiak motioned to approve the minutes of the January 11, 2018 meeting as written, Linda Lofink seconded, after no changes motion approved by a 3-0 vote of the Board
- 5. Financial Report: Linda Lofink proceeded to make the Treasurer's 2017 year report showing a balance of \$388,999.51 of both reserve accounts and reserve checking funds. Alan Walsh motioned to accept the treasure's report as presented, seconded by Ken Spisiak. During discussion of the motion it was noted that Spires and Associates, our accounting firm, will be providing all members with the required year-end report. Motion voted on and passed 3-0.
- 6. Reports: Ken Spisiak reported that the requested meeting with an attorney as described in the minutes of the January 11, 2018 meeting was completed by two members of the board of directors along with Mark Rudland of Tropical Isles management company.

After describing the discussions Ken read a statement that the board requested the attorney read to validate the manner in which the board handles decisions regarding requested roof repairs by members.

Our Board of Directors, not being experts in roof construction must rely on the decision of contracted experts, whom The Villas at Fairloop Run contract to make repairs or replacements of roofs. These contractors (currently Service Works) will make an inspection of the roof requested and it will be their sole responsibility to determine the cause of the damage. If the damage is deemed to be wear and tear, the association will commence with repairs and pay for the repairs as per Section 7.2 B. If the damage is deemed to be the result of windstorm, fire, flood, hail, hurricane, and other natural disasters, as well as acts of God, the Villa owner under Section 8.1 shall be responsible for the stated repairs.

Upon reading the statement the attorney stated that it is not unreasonable to take such actions in determining a proper solution to the question.

Discussions on Sections 8.1 and 8.2 revealed that two board members have inspected all roof on March 1, 2018 and found only one in non-compliance with the 8.1 and 8.1 sections of our documents. A letter is being sent to the listed owner of the property involved and the owner will have until April 11, 2018 to provide a plan to the board for a schedule to complete the repairs within the time frame of 9 months from the date of the catastrophic event. A copy of the letter is also being sent to the Real Estate Company that is the listing agency for the sale. After expressing our concern that the board does not want to have to provide the dollars to have the damage immediately addressed the attorney suggested having an Estoppel issued to request the repair be done before the sale is complete.

Alan Walsh motioned to accept the reports presented by Mr. Spisiak, seconded by Linda Lofink. With no discussion the motion passed 3-0.

- 7. New Business, Election of Directors: Mark Rudland announced the results of the General Election and Ken Spisiak was elected to serve the two (2) year term. President Walsh asked for a poll of the votes and Mark Rudland that the vote was 28 to 8 in Mr. Spisiak's favor.
- 8. Adjournment: Alan Walsh motioned to adjourn the meeting, seconded by Linda Lofink at 6:27PM.

Service Works of Ft. Lauderdale, LLC

4715 Laredo Avenue Fort Myers, FL 33905 Phone: 239-344-8734

Fax: 239-458-2510



Invoice

Date	Invoice #	
12/21/2020	43438	

Bill To:

Tropical Isles Management Services 12734 Kenwood Lane STE 49 Ft Myers, FL 33907

For Project: WO #48516 Villas at Fairloop Run Lehigh Acres, FL 33973 Area: 4672 Fairloop Run

P.O. Number	Terms	•
	Due Upon Receipt	•

Date Comple	
12/17/20	Edition 2

The second secon	nience we are now ac	cepting Visa, Mastercard & American Express. urtesy fee of 3% shall be assessed.	Total	\$450.00
Labor	3.0	Service Tech. and Helper	\$150.00	\$450.00
Туре	Quantity	Description	Price Each	Amount
Work Perf	ormed: Russell	- Investigated reported leak in den and foun	d it to be an A/C issue. No	ot roof related.
***************************************	Due Opt	on Receipt 12/1//2020		

Please note new remittance address.

M 12/23

Service Works of Ft. Lauderdale, LLC

4715 Laredo Avenue Fort Myers, FL 33905 Phone: 239-344-8734

Fax: 239-458-2510



Invoice

Date	Invoice #
05/26/2021	44464

Bill To:

Tropical Isles Management Services 12734 Kenwood Lane STE 49 Ft Myers, FL 33907 Eer Project:

WO #49759

Villas at Fairloop Run Lehigh Acres, FL 33973

Area: 4788 Fairloop Run

P.O. Number	Terms
	Due Upon Receipt

Date	00000
Completed	
05/24/2021	

Work Performed: Tim - Investigated reported leak with Alan onsite. No signs of any leaking. 2" vent pipe is above wash room and dripping noise is coming from that.

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\$150.00	\$225.00
Total	\$225.00
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Please note new remittance address.

6242 m 6/8 Service Works of Ft. Lauderdale, LLC 6220 Metro Plantation Road

Ft. Myers, FL 33966 Phone: 239-344-8734

Fax: 239-458-2510



Invoice

Date 02/20/2019	Invoice #
02/20/2019	37012

Bill To:

Tropical Isles Management Services 12734 Kenwood Lane STE 49 Ft Myers, FL 33907

For Project: WO #41382 Villas at Fairloop Run Fairloop Run Lehigh Aeres, FL 33973

Area: 4796 Fairloop Run

P.O. Number	Terms
	Due Upon Receipt

Date Completed	
02/19/2019	

Work Performed: Nacho - Investigated reported leak. Did not leak but found evidence of refrigerant lines condensating. NOT ROOF RELATED.

Туре	Quantity	Description	Price Each	Amount
Labor	2.0	Service Tech. and Helper	\$140.00	\$280.00
Thank you for	your business			

For your convenience we are now accepting Visa, Mastercard & American Express.

Total

\$280.00

Please note new remittance address.

Service Works of Ft. Lauderdale, LLC 6220 Metro Plantation Road

Ft. Myers, FL 33966 Phone: 239-344-8734 Fax: 239-458-2510



Invoice

Date	Invoice #
06/25/2018	34477

: 111

Bill To:

Tropical Isles Management Services 12734 Kenwood Lane STE 49 Ft Myers, FL 33907

For Project:		
WO #38516 Villas at Fairloop Run Fairloop Run Lehigh Acres, FL 3397	3	
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Area: 4741 Fairloop Run

Date P.O. Number Terms Completed 06/20/2018 Due Upon Receipt Work Performed: Tom - Investigated reported leaks and found that a large copper A/C line is missing foam insulation in two separate spots. Not roof related. Quantity Type Description Price Each Amount Labor 2.0 Service Tech, and Helper \$140.00 \$280.00 Thank you for your business. **Total** \$280.00 For your convenience we are now accepting Visa, Mastercard & American Express.

Please note new remittance address.

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