

**MINUTES FROM THE MEETING OF THE  
BOARD OF DIRECTORS OF  
MISSIONWOOD AT MIRAMAR CONDOMINIUM ASSOCIATION  
(Zoom virtual meeting due to COVID-19)**

Monthly Board of Directors Meeting of Missionwood at Miramar Condominium was held virtually via Zoom due to COVID-19 on Tuesday September 22, 2020

The meeting was called to order at 7:36 PM. In attendance were Heslop Daley, Fern Lamey, Zoney Bailey, Michael O'Hara and Johnny Jean Louis. Absent: Yacov Wallerstein, Gifford Stern, Angela Johnson, Javier Rodriguez,

The Minute was read by Board secretary Johnny Jean Louis motion to adapt the minute as read by Board president Michael O'Hara and second by Board member Zoney Bailey a discussion ensued by Zoney about the state of our east side fence connected to the church.

COVID-19 update: by Michael O'Hara Broward county and Miramar are entered into phase two restaurant are open. food distribution are taking place from the city.

Financial Update: by Michael O'Hara: update from attorney 33 owner are delinquent down to six one is for sale so only 5 people are late. no one is sixty days late. The home for sale is a bank owned all late fee and back payment will be paid at closing. one unit rented. one unit bank owne. discussion to possibly rent the bank own unit another to collect the bank fee owed to the Association. one person on a payment plan. Johnny asks about how we are dealing or helping homeowners to the stress of being late? Michael replied only five owners are more than a month late. there are being sent letter from attorney for collection. (zoom video time discussion 25:53 - 38:09 )

Matters arising from the minutes:(zoom video time discussion 38:25- 55:18)  
Heslop Daley: Item 1:Heslop and Zoney ask Howard to reach out to true Green. the previous company willing to come back to treat the lawns for the same price. Johnny concern about this matter being new business does not matter that

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arises from the minutes. Michael picked up where Helslop left off. Nadine inquired about the lighting. waiting on the city has not approved the permit. The weed management for the lawn was tabled until all proposals were presented to the board. Homeowner Karen agrees the discussion cannot take place without proper documentation. After further discussion Fern asked why did we change the old contractor to the current contractor? No answer was provided. Johnny Jean Louis Motion to revisit and review the lawn service contractor. The motion was second by Zoney Bailey. the motion vote: Yes: Johnny Jean Louis, Michael O'Hara, Zoney Bailey, Fern Lamey. NO: Heslop Daley the motion was passed.

A discuss among the board about the attorney as a vendor to collect late fee from unit owner

(zoom video time discussion 53:16- 1:03:45) A motion by Johnny Jean Louis: to stop using the attorney to collect late fees from the members. Fern suggested reword the motion as pertaining to COVID-19 with proper documentation. Michael O'Hara explains how the motion procedure works.

a comment from homeowner Nadine she will provide us the information about the secure act and the care act the government passes as it relates to Covid-19 for assistance.

The motion was revisited again by Johnny Jean Louis: motion due to COVID-19 to stop using the attorney to collect late fees from the homeowner by the attorney. motion was Second by Fern Lamey. Discussion occurs by the board. Heslop Daley, says the homeowner never complained. only person complaints. Heslop Daley, We are trying to solve a problem that doesn't exist. Johnny Jean Louis, just because people don't complain doesn't mean there's no hardship. The board should put a mechanism in place to deal with problems when a homeowner comes with the problem.

Zoney Yes, Fern (Yes), Johnny (Yes) Heslop (NO) Mike (NO). the Motion was pass due to COVID-19 to stop using the attorney to collect late fee from the homeowner

Johnny Jean Louis asks about the financial reserved life. Michael requested to table after a brief discussion because of lack of information.

A discussion by board about the AC unit removal and the proposal of final resolution between a board member Gifford Stern and homeowner Mark.

A discussion about the tennis court no paperwork of the quote was provided to the board

Camera: we are still in the process of getting camera surveillance quote

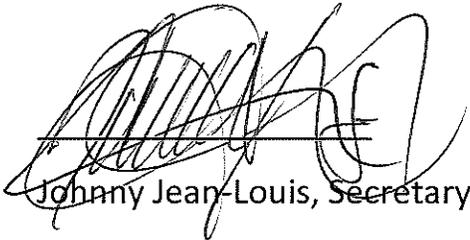
Board member Fern Lamey motion to adjourn the meeting and second by Johnny Jean Louis and voted by the board the meeting was adjourned at 8:37 pm



Michael O'Hara, President

12/23/2020

Date



Johnny Jean-Louis, Secretary

12-22-2020

Date