

Draft of June 3, 2026 Board Meeting Minutes

Faircrest 14 Maintenance Corporation Board of Directors Meeting 6.3.2026

1. Call to Order

The Board Meeting was called to order at 6:00 pm by Ilene Raynor.

2. Roll Call

Present: Ilene Raynor, Livingston Ward, Sandra Hill Scott, Maria Maggs, Diana Falaguerra, Marcus Williams, Jeff Bruzzo, Horacio Olivo, Juan Beckles Reid, and Sandra Jimenez.

A quorum was present.

3. Disposal of Previous Minutes

Ilene Raynor read the minutes of the May 6, 2026 Board Meeting. Ilene Raynor asked for a motion to approve the minutes as read. Diana Falaguerra moved to adopt the minutes, and Livingston Ward seconded the motion. The motion was approved with some dissent from Sandra Hill Scott.

Financial Report

Ilene Raynor reviewed the bank account balances and noted that the consolidated balance sheet prepared by JEA Associates contained inaccuracies. She further indicated that reserve transfers were made to an incorrect Wells Fargo account, although all funds were properly accounted for. Additionally, she expressed concern regarding a perceived decline in JEA's performance.

4. Old Business

1. Marcus Williams presented a summary of the meeting he and Ilene Raynor attended with representatives from Frank, Weinberg, and Black Law Firm. Ilene Raynor noted that all outstanding work previously handled by Milberg Klein and SBK would need to be completely redone, as the case accounting was found to be inaccurate and FWB declined to proceed under these circumstances. Cases originally anticipated to be in foreclosure have reverted to NOLA status.

2. Ilene Raynor stated that a petition must be submitted to the City's Code Compliance Division for Faircrest 14 to be added to the nightpolice patrol list. We do not have enough signatures to get help from the city yet.

5. New Business

1. Copies of the reported violations were distributed for examination. Sandra Jimenez made a motion, seconded by Jeff Bruzzo, to forward the violations to a compliance hearing set for June 29, 2026. The motion passed unanimously. The violations are associated with Parcel Numbers 221-08 and 227-01.

2.A one-year maintenance agreement with Prime Air Conditioning was approved. The contract stipulates a cost of \$150 per unit; five units will be serviced four times annually, resulting in a total of \$750 per visit. Sandra Jiminez moved for approval, and Marcus Williams seconded the motion.

3.A motion to power wash and seal the pavers in the pool area was made by Ilene Raynor was second by Maria Maggs. The contract was given to Paver Medics, the same company that did it two years ago.

4. The FPL transformer painting project is up and running with a submission to FPL for 13 transformer vaults to start. Ilene Raynor is hoping that the Commissioner Kicia Daniel will be contributing the money for the painting.

5. Ilene Raynor gave a report on the rat boxes and which boxes were completely empty.

The meeting was opened up for discussion first from the board and then from the attendees. Resident and homeowner Nazareno Abatte stated his disappointment with the way the overnight cars on his street were being handled or not being handled. Ilene Raynor explained that the people involved were recently violated and had a fine placed on them.

The meeting was closed at 7:00 pm.

Ilene Raynor