

Draft of August 5, 2026 Board Meeting Minutes

Faircrest 14 Maintenance Corporation Board of Directors Meeting 8.5.2026

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, Saundra Hill Scott, Juan Beckles Reid , Maria Maggs, Diana Falaguerra, Jeff Bruzzo, Sandra Jimenez, Horacio Olivo and Marcus Williams. A quorum was present.

3. Disposal of Previous Minutes

Sandra Jimenez read the minutes of the July 1, 2026 Board Meeting. Ilene Raynor asked for a motion to approve the minutes as read. Horacio Olivo moved to adopt the minutes, and Diana Falaguerra seconded the motion. The motion was moved unaimously.

Financial Report

Ilene Raynor read the consolidated balance sheet prepared by JEA Associates. Operating fund has \$473,975.81 and Reserves has \$941,891.30.

Old Busines

1. Ilene Raynor reported that the 55% threshold for submission of the petition requesting no on-street parking assistance has not yet been reached. She is currently seeking to be included on the agenda at the next commissioners meeting, where she will request that the commissioners grant a majority vote.
2. The initial thirteen FPL transformers have been painted and Commissioner Kicia Daniel has provided a check for \$2,500 to support the entire project.
3. Jeff Bruzzo reported on the generator maintenance. He stated that the gas still has to be topped off.
4. Street/lawn light project was briefly discussed and tabled.

New Business

1. Clubhouse Air conditioner #2 was repaired by Prime Air Co and Symbiont repaired pool heater/airconditioner unit #3.

2. Five bids were received to refinish the clubhouse floor. The board voted to retain Shark Coatings to do the work at \$17,946. Horacio Olivo made a motion to use Shark Coatings. Diana Falguerra second the motion. The motion passed unanimously.

3. Discussion on Electronic Voting was discussed and tabled.

Ilene Raynor closed the meeting at 6:30 to discuss legal issues.

1. A discussion about 7121 NW 72 Street safety issues took place. Ilene Raynor conveyed a conversation she had with the attorney about filing a complaint and the risk and cost assessment of going to court.

2. A discussion about 7010 NW 72 Ave took place. The city has fined him \$100 a day for the smoker in his driveway and he is blaming Ilene Raynor for it.

3. Vitalis Smart Communities contacted Ilene Raynor and has requested to represent Faircrest 14 in telecommunications negotiations. Ilene Raynor called Gabriel Hajjar of Vitalis from the meeting. Horacio Olivo made a motion and Diana Falaguera second the motion to sign the letter of authority in order for them to see if they can get us a more lucrative deal with any of the telecom companies.

The meeting was closed at 7:15 pm.