

Draft of September 2, 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, Sandra Hill Scott, Juan Beckles-Reid , Maria Maggs, Diana Falaguerra, Sandra Jimenez, Horacio Olivo.

A quorum was present.

Absent: Marcus Williams, Jeff Bruzzo.

3. Disposal of Previous Minutes

Ilene Raynor read the minutes of the August 5, 2026 Board Meeting. Ilene Raynor asked for a motion to approve the minutes as read. Maria Maggs 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. She passed around a copy of same. Ms. Raynor said she set up a meeting with Juda and Eskew in September to discuss the budget.

Old Busines

1. By a majority vote, the city commissioners passed no on street parking restriction assistance for Faircrest 14 at the last City Commissioner's Meeting.
2. All submitted FPL transformers have been painted and Commissioner Daniel released \$2,500 to Faircrest 14 to support the entire project.

New Business

1. Ilene Raynor said she is submitting a grant application for the Street Lighting Project as enhanced lighting is one of the city's eligible neighborhood opportunites. Although bids were solicited from three companies, only two provided partial estimates. A letter of approval was received from at least ten community members who expressed interest in participating in the program, and the board agreed it was important to initiate the process. Ilene said that the electrician changed 8 fixtures with photocells and painted 8 poles but only 3 lights actually work at this time. The board is going forward with the project to connect the lawn lights. The grant is through the Neighborhood Partnership Program.

2. Total Irrigation cleaned screens in the canal for Pumps 5, 6, 7. Waiting for invoice. Once invoice is reviewed and paid, three more pumps screens in the canal will be scheduled until all the screens and filters are cleaned.

3. AT&T contacted the association to let them know they are planning to bury fiber in the community. No city permit was shown as yet. Vitalis Smart Communities is contacting them for access fees.

3.The Board voted to use an Electronic Voting Planform. A 14 day notification will be sent to all homeowners regarding a scheduled Board Meeting in order for the Board to enter a resolution pursuant to section 720.317. Ilene Raynor made a motion to go forward, Juan Beckles-Reid second the motion and the motion passed unanimously.

4. One violation was passed around for approval. A motion was made by Horatio Olivo and second by Diana Falagerra and the motion passed unanimously.

5. Notice of Service Termination was received from Landscape Workshop fkn Palm Atlantic Landscaping. They realized that we were not paying them a viable rate. They have asked for \$4300 a cut. Ilene Raynor has contacted two other firms, Green Touch Groundworks and GMC for quotes. She has met with both firms. No quotes have been received.

Ilene Raynor closed the meeting at 7:00 pm



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Board of Directors

Faircrest 14, Inc.

RE: July 2026 Financial Statements

Dear Board Member:

Please find enclosed July 2026 Financial Statements. The following is a brief overview of the monthly activity and key information.

BALANCE SHEET

Total Assets at the close of this financial period were **\$1,476,978.88**. Cash in the operating accounts at month end totaled **\$479,302.22** and in the reserves the amount of **\$937,748.82**. Accounts receivable for maintenance totaled **\$30,705.55** and prepaid maintenance totaled **\$31,191.38**.

INCOME STATEMENT (accrual)

During the month, the Association accrued a total income of **\$65,740.78**. That coupled with expenses accrued in the amount of **\$40,861.01** resulted in excess revenue of **\$24,879.77**

CASH FLOW INFORMATION

Total cash inflow for the month totaled **\$42,997.12**. Disbursements actually made during the month totaled **\$48,541.81**.

If you have any questions, or need anything else, please don't hesitate to contact me.

Sincerely,

Dawn Simpson-Walters

For the Firm