

## DRIVEWAY ISLANDS COMMITTEE SUMMARY

**Wednesday, Feb. 10, 2016**

A Special Meeting of the BOD was held to establish an "Islands Committee" per Fairbourne Bylaws and Florida's condo law. The committee consists of both BOD members and unit owners. The chair John Poor and the co-chair Carol Byers are also POC's.

Committee purpose and member responsibilities are outlined in the committee's charter which is attached to this summary.

There was discussion about what kinds of changes unit owners wanted done to the driveway islands which are wholly "common property". Because the islands are common property, the BOD alone is charged with maintaining those areas and making changes to those areas. Some unit owners suggested decorative paving/stonework instead of plants but the purpose of the islands was originally established as plant beds and changes to the original purpose of common property requires the assent of 75% of all unit owners. Because of the effort and cost of a special member meeting, the expense of having an attorney review the amendment, and the unlikelihood of reaching a 75% agreement, it was decided to offer a choice between planting

grass or leaving the islands "as is" with the addition of a shrub to replace the palm trees.

The Islands Committee was charged with interviewing folks to determine their individual preferences and met twice before the next BOD meeting to organize, assign tasks, design the survey, and strategize.

**Monday, March 28**

The BOD met again and the "Islands Committee" chair reported that surveys were nearly completed with 17 of 36 islands having unit owners in agreement to plant grass, 7 in agreement to stay "as is", 7 in disagreement with one roommate wanting grass and one wanting "as is", 2 in agreement with "whatever" and 3 remaining to be signed off on.

Quotes for grass were solicited but 2 of the 3 vendors refused to bid on grass because they said it would die under Fairbourne island conditions and they were not interested in having to replace it on a regular basis. One of these two vendors suggested a jasmine ground cover with a shrub at the unit wall. The BOD and the committee agreed with this alternative and the committee was charged with soliciting bids.

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Still to be determined was: what lies under the surfaces of the islands in terms of irrigation. POC Byers will request that Mainscape inspect them.

### Tuesday, April 12

A Special Meeting of the BOD was held to review bids and determine which islands are to be changed out with grass and a shrub. There were revisions to the survey results with 4 more island units in agreement to be changed and 8 in disagreement about "as is" vs. change.

Bids from Hubbel Nursery, Valley Crest, and Mainscape were solicited based on 17 islands; a fourth vendor failed to meet the deadline.

Mainscape was chosen to do the work. The BOD decided to ask Mainscape to revise their bid to include the additional 4 units. The BOD will inspect the 8 islands in disagreement and determine which, if any, of these will be re-planted and added to Mainscape's bid.

There was some discussion of budget issues as related to this and other projects that need to be done this fiscal year. Members of the BOD will meet with the FirstService

financial representative for clarification and assistance.

### Saturday, April 16

A group of BOD/unit owner/POC folks did a walk-about to inspect the islands in disagreement and determined that 5 of those 8 islands will be changed out due to old plants, missing plants, scraggly plants and/or plants not in keeping with the neighborhood.