

**PRISTINE PLACE
BOARD OF DIRECTORS MEETING
DECEMBER 20, 2007 7:02 p.m.**

Those attendance included: President-Stanley Beresford, Vice President- Frank Kennedy, Treasure-Frank Balogh, Secretary-Matthew Gerdvil, Directors: Rob Starz, Janice Bulla, Bob Villari, Manager: Debra Perricone.

- I. Call to Order: President Stanley Beresford, called the meeting to order at 7:02 p.m. Frank Balogh said a prayer and Pledge of Allegiance.
- II. Last minutes: Matt Gerdvil reviewed an (Orientation) of the new BOD from Franklin Company:
- III. Treasures Report: Frank Balogh reviewed reserve account is 277,772.69 operating account is 20,315.43, social committee 1,956.40, Total \$ 300,144.52 Leaving surplus of \$18,000.00. Motion to accept Frank Kennedy, and second by Rob Starz.
- IV. Property Managers Report: Debra Perricone had type and handed out to all BOD to view - on Dec 20, 2007 at 7:15 p.m. Stanley motion, Frank K., Second a unanimous vote. Franklin mgt to provide summery of items paid in December that will go against the reserve fund.
 - A. sixty pending violations on going. Motion to accept management report, Frank Balogh, Matt Gerdvil and Stanley Beresford. second.
- V. New Business: Directors Assignments President, Stanley Beresford, for BOD members to be a Liaisons in different phases:
 - A. Rob Starz disagreed because some members are in the working force, and would be hard enough.
 - B. There was a discussion - back and fourth this will be a process that will take time, but will be worth it. Closed
 - C. Phase 1. Frank Kennedy, 2. Matt Gerdvil, 3 Rob Starz, 4 Bob Villari, 5 Janice Bulla, 6 Frank Balogh. Procedures and protocol to be addressed later.
 - D. Liaisons: Stanley Beresford Cert-Newsletter, Frank Kennedy Landscape, Frank Balogh Crime Watch-Club House, Rob Starz ACC-Wal Mart, Janice Bulla Social-Adopt A Road, Bob Vallari Gates-Decorating. Motion to accept Liaisons and Directors Assignments Frank Balogh, Matt Gerdvil second closed and accepted.
 - E. BOD awarded prizes for Christmas decoration contest.
- F. **Committee Reports:**
 - 1. Crime Watch: BOD unanimous vote to pay up to roughly \$2,000.00 for insurance for Crime watch. They were very pleased they were very please with this decision to be covered with the liability Insurance. Stanley Beresford asked for motion Frank Balogh, Matt Gerdvil, Frank Kennedy, second, Approved.
 - 2. Speed hump committee spec's and proposals was addressed to the BOD by Mrs. Gerdvil BOD feels we need to vote on. Something we must move on because of the coast of material will be going up as of 2008. Still open for discussion.
 - 3. Club House committee report: Bob Vaillari has bids for front doors and side doors. BOD motion all in favor (yes), as long as it does not exceed \$4,000.00 all proposals but be brought to BOD.
 - 4. Club house roof: Franklin and Company sending a legal letter to the original contractor. They had a Other roofing company claim there was a faulty installation of interior roof.
 - 5. Gym: Cables in the universal machine cables are being addressed.
 - 6. ACC: Rich Ruland identifying 9 applications in November and 9 approvals, 2 applications so far in December 1 approved and the other under review.
 - 7. Decorating committee: Bonnie Maier thanked all volunteers for their help.
 - 8. Cert : Steve Katz. thanked the BOD for the extra funds. Also bus trip to Orlando in January for training volunteers.
 - 9. Web site: BOD approved the building of web site and Janice Bulla will coordinate with Ms. Perricone on the technical aspects of this.
- VI. Bar codes: Need to put out warning to violators, need to resolve by next meeting. This needs to document in newsletter.
- VII. Adding new committees:
 - A. Beautification committee: There was discussion, not resolved - Further suggestions; will be commutated on line with BOD.
 - B. Widow and Widowers committee: Stanley would have something put into newsletter.
- VIII. 10:30 p.m. committee motion to table, additional discussions on agenda 17-25 adjournment by Stanley Beresford.

Submitted by: _____ Date approved _____
Matt Gerdvil, Secretary

Approved by: _____
Rob Starz, President Janice, Vice President

Approved by: _____
Frank Balogh, Treasurer Rob Starz, Director

Approve by: _____
Frank Kennedy, Director Bob Villari, Director