

**PRISTINE PLACE HOMEOWNERS ASSOCIATION
SPECIAL BOARD MEETING
SATURDAY, JANUARY 5, 2008**

I. CALL TO ORDER: President, Stanley Beresford, called the meeting to order at 3:00 p.m. Frank Kennedy said a prayer and Stanley led the Pledge of Allegiance.

II. ROLL CALL: Those in attendance included: President, Stanley Beresford, Vice President, Frank Kennedy, Treasurer, Frank Balogh, Secretary, Matt Gerdvil, and Directors, Rob Starz, Janice Bulla, and Bob Villari.

III. PROOF OF NOTICE OF MEETING: Matt Gerdvil, Secretary, posted the meeting notification on Wednesday January 2, 2008.

IV. TOWNHALL MEETING: Stanley identified the Townhall meeting would be held on Saturday 1/12/2008 at 10:30 am. Members voiced concern on the changing of the meeting date and time so Stanley changed the meeting to Thursday 1/12/2008 at 7:00 PM at the Clubhouse.

V. DISCUSSION OF FRANKLIN MANAGEMENT AND CONTRACT STATUS: Stanley's intent was to notify the community in regards to the status of Franklin Management company and their contract. Stanley identified the old board wanted to have the new board make the decision for Franklin Management and therefore did not take any action on their contract but did increase the 2008 budget to allow for a possible increase. It was also stated that Franklin Management would like to understand what the new board would require before completing their new contract for presentation. Stanley continued the discussion identifying the timeline of events between Franklin Management and himself regarding the contract between 11/29/07 through 12/29/07. Since Stanley did not receive the contract he decided their contract was no longer in effect after 12/31/2007. Stanley indicated he made the legal decision it wasn't valid although the old contract identifies a thirty day notice of termination prior to the end of the contract by either party is required to terminate the agreement. Janice indicated that neither party provided notice so it appears that the contract is still valid but Pristine Place's attorney must be consulted and an opinion provided. Please see audio tape for additional detail.

VII. CHANGE IN PRESIDENT AND VICE PRESIDENT POSITIONS:

Rob Starz Motioned for the removal of the President and Vice President from office as per Article VII Section 5 of our By Laws. Due to the lack of communication with all board member as well as breach of fiduciary responsibility and code of ethics. Seconded by Janice Bulla. Motion passed 4 to 3. (For: Rob Starz, Janice Bulla, Bob Villari, Frank Balogh) (Against: Stanley Beresford, Frank Kennedy, Matt Gerdvil). Rob Starz noted that they are not removed from the board, just their office.

Janice Bulla motioned for Rob Starz to be President, Second by Bob Villari, Passed 4-3

Rob Starz Motioned for Janice Bulla to be Vice President, Second by Bob Villari, Passed 4-3.

(Tape recording available for review)

VIII. ADJOURNMENT: Rob Starz made a motion to adjourn the meeting till January 10th @ 7pm.

Submitted by: _____
Matt Gerdvil, Secretary

Date approved _____

Approved by: _____
Rob Starz, President

Janice Bulla, Vice President

Approved by: _____