

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Tuesday, February 19, 2008

- I. ATTENDEES:** Those in attendance included: President, Rob Starz, Vice President, Janice Bulla, Treasurer, Frank Balogh , and Directors Bob Villari and Frank Kennedy.
- II. PROOF OF NOTICE OF MEETING:** Bob Villari posted the meeting notification on Sunday February 17, 2008 at the clubhouse.
- III. CLUBHOUSE CHAIRPERSON:** Decision required for position. Frank K identified the position would allow work typically completed by Franklin Management could be completed by the Clubhouse chairperson. Before a decision can be made, the board must review the email response and then create a job description for the position.
- IV. TREADMILL:** Electric will be moved and a new outlet installed to adhere to fire code. There were no new concerns on the warranty for the new treadmill, but Debra will check to see if an extended warranty is available for purchase.
- V. SPEED HUMPS:** Decision on humps to be delayed and added to repaving quote requests. Springs for the side gate and the front gate should be installed for a soft shut. They are \$140.00 each and should be approved at the next BOD meeting.
- VI. RESERVE STUDY:** Armstrong provided a bid for \$1,200. This is the same firm they completed it last year. Vote to be held at next BOD meeting to approve Armstrong for the study.
- VII. CAMERA POLICY:** A camera policy was created in 2007 and Debra distributed to all board members for review and discussion.
- VIII. CLUBHOUSE POLICY:** A new policy was created in 2007 but no one has been able to locate. Rob and Debra to look for policy again in their files.
- IX. GATES OPEN ON WEEKENDS:** Decision to keep side gate open on weekends to be decided at next board meeting. This should allow homes for sale to have a better chance to sell.
- X. PEDESTAL:** Pedestal is on order and should arrive shortly for installation at the main gate.
- XI. ELGIN GATE REPAIR:** Gate broke and American Access won't repair the gate with break away bolts. It was agreed that the permanent bolts would be replaced to maintain maintenance.
- XII. APPOINTMENT OF DIRECTORS:** Artie and Arlene to be notified to attend the next board meeting so they can allow for any questions and be appointed to the board.

Submitted by: _____ Date approved _____
Janice Bulla, Recorder

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

Approved by: _____
Frank Balogh, Treasurer