

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Thursday, March 13, 2008

I. ATTENDEES: Those in attendance included: Vice President, Janice Bulla, Treasurer, Frank Balogh, Secretary Artie Hallberg, and Directors Bob Villari, Arlene Mullen, and Frank Kennedy. Rob Starz not present.

II. PROOF OF NOTICE OF MEETING: Artie Hallberg posted the meeting notification on Monday March 10, 2008 at the clubhouse.

III. FINANCIALS: Frank identified there is \$163K in operating money and he will check rates to have it invested to earn interest until it is required for use. \$100K will be placed in a money market, and approximately \$50K will be placed in a checking account. Expenses run about \$30K per month and this will allow interest to be earned on a portion of the money.

CDs are coming due on April 1st and April 27th. There is approximately \$40k and \$47K that will need to be reinvested. Frank to verify rates as the time approaches. It was also recommended to see if Hernando Federal Credit Union would be an option, although no one is a member there.

IV. CLUBHOUSE COMMITTEE: The chairperson position was discussed and recommended to have Marty Aleski and Tony Rizzo attend the next workshop to discuss the Clubhouse Chairperson position and responsibilities with the board and answer all questions they may have.

V. CLUBHOUSE ACTIVITIES AND VOLUNTEERS: The clubhouse key held by Linda from Yoga was returned and Yoga cancelled at this time. If a non-resident requests to teach a classe in Pristine, the HOA insurance policy will need to be verified to ensure there is liability coverage. Homeowners can volunteer to teach classes for free at the clubhouse and they should be covered. Kerry MacArthur has volunteered to teach Kung Fu and has his own liability insurance. Janice will look at the calendar for possible days and times.

VI. GATES AND COMPUTER: Frank K to work with Carol to coordinate gates openings. Many vendors have the codes and should not.

VII. ACC GUIDELINES: Arlene would like a hard copy since she does not have a computer.

VII. AUDIT: The preliminary report should be reviewed at the next board meeting.

VIII. RESERVE STUDY: Armstrong to complete the study by April 1. Frank B, Frank K, and Franklin Mgt to meet with Armstrong to review changes within the association that must be included.

IX. ATTORNEY MEETING: The meeting was cancelled since it was not properly posted. Meeting rescheduled for 3/18/08 at 10:00 am at Franklin Mgt.

X. PENDING BIDS: Franklin Mgt is receiving bids to complete the pool resurfacing, replacement of the pools tiles, and safety recommendations by the insurance company. They are also getting bids on replacing the sidewalk on Cornewall.

XI. ADJOURNMENT: Meeting adjourned at 10:00 am.

Submitted by: [Signature]
Artie Hallberg, Secretary

Date approved 3/22/08

Approved by: [Signature]
Rob Starz, President

[Signature]
Janice Bulla, Vice President

Approved by: [Signature]
Frank Balogh, Treasurer

[Signature]

[Signature]

**PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Thursday, March 27, 2008**

I. ATTENDEES: Those in attendance included: President, Rob Starz, Treasurer, Frank Balogh, Secretary Artie Hallberg, and Directors Bob Villari, Arlene Mullen, and Frank Kennedy. Janice Bulla arrived late.

II. PROOF OF NOTICE OF MEETING: Artie Hallberg posted the meeting notification on Monday March 24, 2008 at the clubhouse.

III. CLUBHOUSE: Marty Aleski and Tony Rizzo joined the meeting to inquire about the Clubhouse Chairperson ~~position~~ Responsibilities, would include the buildings, pool, pool equipment, tennis courts, play ground, parking lot and extended parking lot. Bob suggested ~~hiring~~ ^{KEEPING} a cleaning person for the Clubhouse. *BU JP*

Marty and Tony asked how many keys are there and who has the keys to the clubhouse. A policy to ensure where all the keys are is required. Clubhouse Committee Liaison to supervise distribution of keys and the Clubhouse Chairpersons will be the emergency contacts.

Question was asked to where the Tiffany lamp went. The lamp was broken and taken down and replaced with a ceiling fan. Marty and Tony to look in having the lamp repaired.

What is the status of the insurance for the volunteers. Currently there are 25 volunteers covered but the Board must review and make required changes. A waiver of liability was brought forward as an option but Debra identified it would not protect Pristine Place HOA from a resident suing the HOA in an event of an injury.

What violations exist at the Clubhouse? The only concern at this time is from the insurance company and the replacement of loose pool tiles and safety markers.

Review of the air conditioning system is required since the rooms are not regulated properly. Marty and Tony will work with the vendor to correct.

Arlene motioned to appoint Marty Aleski and Tony Rizzo Clubhouse Chairpersons with Frank B as the liaison. The motion was seconded by Frank K. Rob, Janice, Frank K, Arlene, Frank B, and Artie voted yes, and Bob did not vote.

The next newsletter should identify the new Chairpersons.

IV. BAR CODES: Theresa Gerdvil was distributing bar codes and identified she is having problems with residents coming without calling and having them park in her drive way and dripping oil. She requested that the person handling the Clubhouse keys and faubs handle the bar codes too. Rob indicated he would check with Carol Ruland and see if she is willing to take over the responsibility. The board discussed what a good idea this was to have one person own it all. ~~Carol to take over everything unless she states she can not.~~ *PS - AA BU AB JP*

V. VIOLATIONS: The proposed 720 changes will not allow fines in the future. Franklin Mgt identified this is not approved at this time but will check with attorney if the board requests. Frank K would like to discuss door knockers at the next workshop as part of the violation process.

VI. TOWNHALL: The Town Hall will be next Thursday at 7:00 pm.

XI. ADJOURNMENT: Meeting adjourned at 11:30 am.

Submitted by: *[Signature]* Date approved: 5/22/08
Artie Hallberg, Secretary

Approved by: *[Signature]* *[Signature]*
Rob Starz, President Janice Bulla, Vice President

Approved by: *[Signature]*
Frank Balogh, Treasurer

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Thursday, April 24, 2008

I. ATTENDEES: Those in attendance included: President, Rob Starz, Vice President, Janice Bulla, Treasurer, Frank Balogh, Secretary Artie Hallberg, and Directors Bob Villari, Arlene Mullen, and Frank Kennedy.

II. PROOF OF NOTICE OF MEETING: Artie Hallberg posted the meeting notification on Monday April 21, 2008 at the clubhouse.

III. WORKSHOP PROCEDURES: Board discussed the guidelines that would be followed for workshops. An agenda would be identified and those topics discussed unless urgent topics noted. Meeting minutes will be completed in Microsoft Word too allow for editing.

IV. POOL: The tiles on the steps are not in code, a bellyband must be installed, and a contract is required from Mikkelson. Arlene to contact Mikkelson Pools to see if they will hold the price previously quoted until October 1, 2008 when the work can be performed.

*PS B K J B
PAS PER INS. COMP. REQUEST*

V. FINANCIALS: Arlene would like changes on how the statement is presented. The financials will also be updated in the newsletter going forward.

VI. CAMERA COMMITTEE: Rob will demo the system to Crime Watch. Camera procedures to be finalized.

VII. FINING REVIEW: The price for 500 door knockers is \$211.00.

VIII. GATES: Motion made by Artie to close the Mansfield gate for Open Houses. Frank K seconded the motion, Frank K, Frank B, Rob, Arlene, and Artie voted yes, Janice and Bob voted no. Motion passed.

IX. BAR CODE SOFTWARE: The current laptop is old and may need to be replaced. Frank K and the committee to verify if the license for the current software can be transferred to another computer.

X. FRONT DOOR KEY FOR CLUBHOUSE: Motion made by Janice to install new hardware on the front clubhouse door to allow it to be opened for meetings and other functions at a cost of \$120.00. Frank B seconded the motion. Frank K, Frank B, Rob, Arlene, Janice and Bob voted yes, Artie voted no. Motion passed.

XI. BOARD MEETINGS: Due to the number of Thursdays in May, a request was made to move the May meeting. Motion made by Janice to move the monthly Board Meeting to the first Thursday of the month going forward. Arlene seconded the motion and passed unanimously.

XII. US LAWN: The contract for US Lawns expires ^{July} June 1 and Frank requested to notify them that the contract would go out to bid. It was determined that was not the direction the board would like to go and agreed to have Frank discuss the contract details with US Lawn. Janice motioned to have Frank K discuss the current contract with US Lawns and Arlene second the motion. Passed unanimously.

And other vendors.

XIII. DOLLIES FOR CLUBHOUSE: Frank B identified a request was made by the Clubhouse Chairpersons to purchase dollies to move the chairs. Frank B made a motion to purchase the dollies for \$291.00 and Arlene seconded the motion. Passed unanimously.

XI. ADJOURNMENT: Meeting adjourned at 11:10 am.

Submitted by: *[Signature]*
Artie Hallberg, Secretary

Date approved: 5/20/08

Approved by: *[Signature]*
Rob Starz, President

[Signature]
Janice Bulla, Vice President

Approved by: *[Signature]*
Frank Balogh, Treasurer

[Signature]

[Signature]