

**PRISTINE PLACE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Thursday, April 17, 2008**

**I. CALL TO ORDER:** President, Rob Starz, called the meeting to order at 7:15 p.m. and led the Pledge of Allegiance.

**II. ROLL CALL:** Those in attendance included: President, Rob Starz, and Directors Frank Kennedy, Arlene Mullen, and Artie Hallberg. Bob Villari, Janice Bulla, and Frank Balogh were not in attendance.

**III. PROOF OF NOTICE OF MEETING:** Artie Hallberg, posted the meeting notification on Monday April 14, 2008. Meeting notice also posted on all sign boards at the gates April 1, 2008.

**IV. ANNOUNCEMENTS:** none

**V. MINUTES:** Rob requested a motion to accept the meeting minutes from the BOD meetings on April 10, 2008. A motion was made by Frank K to accept the meeting minutes and Arlene seconded the motion. Motion passed unanimously.

**VI. Treasurer's Report:** Arlene gave the treasurer's report as directed by Frank Balogh.

**VII. Committee Reports:**

Rob requested reports from the committees:

**Social** – The Mother's Day Breakfast is Saturday, May 1.

**Decorating** – Bonnie – nothing new to report

**Clubhouse** – Ten new chairs were purchased. A request was made to allow the Hernando County Sheriff to use the Clubhouse. Frank K motioned to allow the Sheriff to use the Clubhouse for free for their awards meeting. Artie seconded the motion and it was passed unanimously.

**VIII. Property Manager Report:**

**Foreclosures** – There are eleven homes in foreclosure.

**Sinkhole in Phase 6** – There is a possible sinkhole in the Phase 6 DRA. Board directed Management to rectify situation as per SWFTMUD recommendations. *RS - BK B (B) AM*

**Storm Drain Damage 13411 Twinberry** – *arrived* possible damage caused by Lindhorst Builder. To repair will cost \$350.00. Artie will call Lindhorst and see if they will take care of the damage.

**Cornwall Tree and Sidewalk** – Rostelle bid \$550.00 to repair sidewalk. Additional sidewalk damage exists at Minnie Drive and St Ives, Franklin Mgt pursuing bids. Management requested that the meeting minutes reflect that this open sidewalk is a liability and that the board has requested additional time for more bids. *Management only received 1 bid from the three she requested. RS BK B (B) AM*

**Violations** – There have been 25 new violations identified since 3/19/2008. Deb requested board response for action on violations and possibly fining. After discussion Arlene motioned to fine the Reager at 13492 Princewood Court \$1000. Artie seconded the motion and it was passed unanimously. Arlene motioned to fine the homeowner at 4305 St Ives Blvd \$1,000. Frank K seconded the motion and it was passed unanimously.

**Abatement** – Violation letters are being send on ten properties that have not complied.

**Pool Resurfacing** – After review of quotes to repair the pool, Arlene motioned to accept Mikelson Pool Co to resurface the pool and replace the tiles for \$8,352.00 with additional contract items to be added to the proposal as follow:

5 year warranty on product, A Start/Finish date and aggregate to be diamond brite. Frank K seconded the

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motion and it was passed unanimously. Management recommended a boiler plate contract be drafted by the board's attorney so that we may use for all vendors looking to do work for the community. Recommendation was noted but board saw no need for such contract at this time.

**X. Old Business:**

**Clubhouse** - Eight volunteers stepped up to be part of the committee. Frank K motioned to accept the eight volunteers for the Clubhouse Committee, seconded by Artie and passed unanimously.

**Roads Committee:** Arlene requested to be the Board Liaison for the committee with Artie providing advisory assistance. Additional volunteers of Bill Dyer, Orville Klim, and Tony Devo also volunteered to be part of the committee. Frank K motioned to accept Arlene as the BOD Liaison and the three volunteers as part of the committee. Artie seconded the motion and it was passed unanimously.

**XI. New Business:**

**Financials** - Arlene discussed having the management company provide the monthly report one week prior to the board meeting. Debra will check with attorney. could not get bank statements before the meeting to complete reconciliation.

**ADJOURNMENT:** Motion made by Arlene and seconded by Artie to adjourn meeting. Vote unanimous, motion carried.

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Submitted by: [Signature]  
Artie Hallberg, Secretary

Date approved 5/22/08

Approved by: [Signature]  
Rob Starz, President

[Signature]  
Janice Bulla, Vice President

Approved by: [Signature]  
Frank Balogh, Treasurer

[Signature]  
[Signature]

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