

**PRISTINE PLACE HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
Thursday, May 1, 2008**

**I. CALL TO ORDER:** President, Rob Starz, called the meeting to order at 8:05 p.m. and led the Pledge of Allegiance.

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

**III. PROOF OF NOTICE OF MEETING:** Artie Hallberg, posted the meeting notification on Sunday April 28, 2008. Meeting notice also posted on all sign boards at the gates April 29, 2008.

**IV. ANNOUNCEMENTS:** Rob wanted to address the home security issue stating he was a case in point since with a break-in on his car losing his laptop. Hopefully the residents will implement the ideas provided in the Home Security meeting held prior to the board meeting.

**V. MINUTES:** Rob requested a motion to accept the meeting minutes from the BOD meetings on February 21, 2008. A motion was made by Janice to accept the meeting minutes and Arlene seconded the motion. Motion passed unanimously.

**VI. Treasurer's Report:** Frank indicated the financials are still March but the April financials will be reviewed at the next board workshop. Frank identified there are CDs expiring, first CD is for \$41,000 and the second CD is for \$43,000. SunTrust is offering 2.85% for 8 months. Motion made by Bob to reinvest the money into SunTrust at 2.85% for 8 months, Janice second and it was passed unanimously.

**VII. Committee Reports:**

Rob requested reports from the committees:

**ACC** – Rich Ruland not present.

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

**Clubhouse** – Marty indicated new mulch, new lawn chairs, and new garbage cans were purchased. Tony has the new debit card for the clubhouse.

**Decorating** – Nothing new to report.

**Crimewatch** – Lou stated with school letting out shortly, he advised residents using the pool to please watch out for non residents using the pool and abusing the property.

**Cert** – Steve Katz not present.

**Welcome** – Carol Ruland not present.

**Surveillance Committee** – Rob trained crime watch today on how to use the camera system and computer.

**Wal-mart** – The Hernando Planning and Zoning Dept is implementing new laws to better control Big Box stores. These include not allowing a Big Box store within 2,500 ft of a school and restricting a Big Box to specific street types.

**Management Search Committee** - Fred identified the process the committee was taking in their search for management companies. They have created a roles and responsibilities matrix and distributed to the board for review. On 5/7/08 a workshop with the board will be held to review additional information to be included.

**VIII. Property Manager Report:**

**Abatement Violations** – Franklin Management is following up with ~~lost~~ owners that have not complied

*Handwritten notes and signatures:*  
LORDS BV (circled)  
RS (circled)  
AF (circled)  
BL (circled)  
FB (circled)  
AN (circled)  
Fred Maier  
JBL (circled)  
KS (circled)  
BL (circled)  
JP

or responded.

**Liability and Retention Ponds/DRAs** – Debra spoke to the lawyer previously and the association should look for conditions that could cause exposure or would be considered “inviting” residents to “play” in the DRAs. Signs could be posted but it would be difficult to post in every position and won’t waive liability. If we want a legal opinion and have the lawyer draft a response, it will take 1 ½ hours at the rate of \$175.00 per hour. The board did not approve this action at this time. After verifying with the insurance company it was identified we are covered. A motion was made to not put signs in the DRAs unless new evidence requires the board to take action was made by Janice and seconded by Frank K and passed unanimously.

**Abandoned Property’s** – Hernando County has treated the properties for mosquitoes and will send list to the board.

**Broken Sidewalks** – Franklin Mgt provided pictures of the damaged sidewalks in the community. The county has been notified of damage to sidewalks near the construction on Barclay and Franklin Mgt. will follow up to see if they are paying for the damage. Additional information will be provided at the next workshop so a decision can be made on what should be approved for repair.

**Document Request** – Judy Clark has requested copies of the 2007 Audit, 2007 budget, and Homeowner’s Roster. The audit is only in draft form and not yet finalized. After further discussion, Judy agreed to wait until the audit was final to get a copy of it and the 2007 budget. The homeowner’s roster will also be provided to Judy.

Discussion over price of copy per resident ensued. It was identified that Franklin Mgt owns the copy machine and supplies and has a right to charge the 50 cents per page per Florida statute. It was also stated that it is fair to be consistent to all residents to charge the 50 cents per page. Arlene requested to change the copies to 10 cent per copy but it was not second by anyone on the board. Arlene then made a motion to change copies to 10 cent per page for this one time only for Judy and Frank K, seconded the motion. Arlene, Artie, Bob, and Frank K voted in favor, Frank B, Janice, and Rob voted against. Motion passed.

**Resident Letter About Fireworks** – Mrs. Gaudet wrote a letter requesting the board to vote on prohibiting fireworks in the community. After discussion it was identified the homeowners association does not have the means to enforce the prohibiting of the fireworks and the residents should call the Sheriff. Janice volunteered to contact the resident to identify the board position.

**Audit** – Questions have been submitted to Franklin Mgt for clarification from the auditors.

**Reserve Study** – The board will meet on Wednesday the 14<sup>th</sup> at 4:00 to discuss the study.

**Audit** – A preliminary report was distributed to the entire board for their review and comment.

**Yearly Assessments** There are 50 residents requiring past due notices. Janice made a motion to subject a lien on the delinquent residents, seconded by Frank B and passed unanimously.

**Clubhouse** – Acrylic Coat has presented a quote to pressure clean the clubhouse and sidewalks, prep the doors for painting, and paint the new doors. Board did not decide to move forward on quote at this time.

#### IX. Old Business:

**Audit** – Questions have been submitted to Franklin Mgt for clarification from the auditors.

**Reserve Study** – The board will meet on Wednesday the 14<sup>th</sup> at 4:00 to discuss the study.

**Pool Resurfacing** – Pool will need to be shut down for 2-3 weeks to allow for the work to be completed. Michelson was notified the board would like to start the work November 10, 2008. The tile can be selected at Proline prior to the work start.

#### X. New Business:

**Pristine Place Signs** – Debra had a board with various types of signs for the front entrance to select. A motion was made by Janice to accept the bid from Millennium graphics for two plywood signs at \$425.00 each and the installation of \$100.00 for a total of \$950.00. Arlene seconded the motion, passed unanimously.

Handwritten signatures and initials at the bottom right of the page, including a circled 'JK', 'BV', 'RS', and other initials.

*K* *RS* *BL* *TD* *BB* *(ML)*

**ADJOURNMENT:** Motion made by Frank to adjourn the meeting and seconded by Janice. Vote unanimous, meeting adjourned.

Submitted by: *[Signature]*  
Artie Halberg, 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]*