

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Thursday, May 29, 2008

I. ATTENDEES: Those in attendance included: President, Rob Starz, Vice President, Janice Bulla, Secretary Artie Hallberg, and Directors Bob Villari, Arlene Mullen, and Frank Kennedy. Frank B resigned from the Treasurer position due to health reasons.

II. PROOF OF NOTICE OF MEETING: Artie Hallberg posted the meeting notification on Monday May 26, 2008 at the clubhouse.

III. MEETING MINUTES: Previous meeting minutes to be updated and approved at next meeting.

IV. BOD MEETING TIMES: The monthly BOD meeting will be held on the first Thursday of the month at 7:00 pm. There will be two additional BOD Meetings the second and third Friday of the month at 9:00 am. There will be one town hall the second Thursday of the month at 7:00 pm for the residents. The entire board is not required to attend the monthly town hall. Frank K motioned to accept the new meeting schedule, seconded by Janice and passed unanimously.

V. TREASURER: With Frank B's resignation the treasurer position is now open. Arlene volunteered to take the position but as the responsibilities were identified, she declined to allow someone with more experience to fill the position. To better serve the community, it was recommended the treasurer have an accounting background and experience with budgets since the yearly budget meetings need to start in July. An acting treasurer will be identified at the next board meeting until the position can be filled. If the newsletter did not go out, Janice will try to add an insert identifying the open treasurer position. Anyone interested could contact Rob or Janice and submit a resume identifying their qualifications.

VI. BOARD LIASON POSITIONS: With Frank B, gone the two board liaison positions he held must be filled. Arlene identified her interest in the Clubhouse liaison. Janice motioned to have Arlene take the Clubhouse Board liaison position, it was seconded by Frank K and passed unanimously.

Arlene motioned for Janice to be the Management Search Board Liaison. It was second by Bob and passed unanimously.

Crime watch does not have a board liaison and it was determined one was not necessary.

VII. FINING COMMITTEE and ROADS COMMITTEE: Janice made a motion to have Mary Glenn appointed to the Fining board committee. Bob seconded the motion and it was passed unanimously.

Janice motioned to have Bob St. John appointed to the Roads Committee, second by Bob and passed unanimously.

VIII. 2006 - 2007 BUDGET: A copy of the 2007 budget will be provided to a resident for fifty cents per page. A question was asked why the 2006 budget is not online. It was explained the information posted online would not be in the best interest of Pristine Place since a contractor could use that information for future work submitted to Pristine Place.

IX. US LAWNS CONTRACT: US Lawns contract ends June 30, 2007. Frank would like to notify them of the contract end date and that the Board will be reviewing additional bids and would like to have their updated bid. Draft letters were reviewed and it was decided that Janice would create an updated letter to ~~Send~~ to US Lawns and have it approved by Rob and other board members before it would be sent overnight. Janice to check with Franklin Mgt on contract language and their ability to go month to month.

in May 20th

Complaints from residents about the performance of US Lawns were identified and they were directed to call Franklin Mgt to notify them and follow up with US Lawns.

X. SINK HOLE EQUIPMENT ON BOLTON COURT: Equipment has been left overnight in front of a resident's home with a sink hole. The board determined Franklin Mgt should call the resident and explain due to deed restrictions the equipment must be moved nightly and not left overnight in the street.

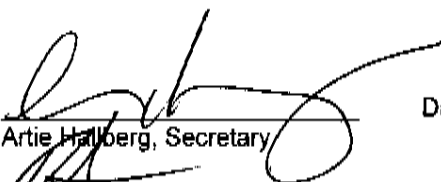
XI. CLUBHOUSE BREAK-IN: There was a break in at the clubhouse over the past week leaving beer bottles and a mess to be cleaned up. The names of the residents cards used to enter the clubhouse during the hours of the damage have been identified and Franklin Mgt will call the residents to notify them of the damage and to ask if they saw anything.

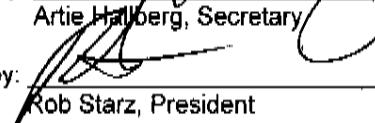
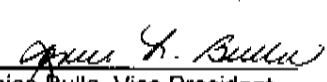
XII. ABATEMENTS: The following properties were identified for Abatements due to lack of response from the resident.

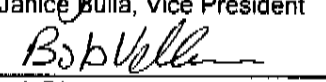
- 13449 Whitehaven - neglect of all landscaping & driveway
- 13492 Princewood - palms, hedges need to be trimmed
- 3434 St Ives Blvd. - neglect of all landscaping

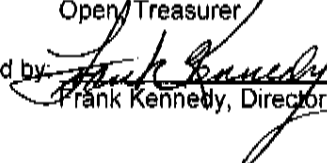

Arlene motioned to abate the properties, seconded by Bob and passed unanimously.

XIII. SIGNS: Residents outside the gates at Minnie are having problems with contractors parking on the side street until the gates open. Bob is looking into signs and working with the Hernando County Sheriff to determine what can be done.

Submitted by:  Date approved 8/20/08
 Artie Halberg, Secretary

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

Approved by: Open Treasurer 
 Bob Villari, Director

Approved by:  
 Frank Kennedy, Director Arlene Mullen, Director