

Pristine Place Board Of Director Meeting

August 22, 2008

I. Called to Order: The meeting was called to order at 9:10AM by Janice Bulla, President. Artie Hallberg, Arlene Mullen, Frank Kennedy and Bob Vallardi were in attendance. Frank Balogh was absent and unable to contact via cell phone. Janice led the Board and residents to recite the pledge of alliance to our flag.

Our main goal of this meeting was to give the floor over to the management search committee for the board's review of the contracts of possible candidates for replacement of current management company. The Committee has been researching a replacement for over 3 months and has come to us with 5 possible candidates. All candidates were provided a list of our requirements and all information was needed before any consideration was to be given for them to provide a bid and be considered. Fred informed us he had many; but these were the only candidates that seemed to adhere to our guidelines.

II. Proof of Notice: Proof of notice was provided at the club house prior to 48 hours before the meeting.

III. Fred Maier addressed the Board about change from Franklin to another management company and awarded the Board that much time and equity had been put in by the present company. He suggested we pick at least 2 companies to interview at a meeting at Pristine Place. He said all were very close in substance; but we would find differences in terms ect. Fred suggested we move as quickly as possible as his committee had stayed within the guidelines of time allotted and the new management company needed to be in place to get us through the Budget for 2009. Janice asked the Board members what they were looking for in a management company and most members decided price was the #1 issue along with service. Bob stated his need was for personalized service.

Residents questioned this as to what current management amount was and what competition was. It was further asked why present management did not present a bid and noted by Janice that current management did not have to submit to the requirements not submit a bid because Franklin was an incumbent.

Fred suggested we move on this quickly and have our decision before Nov 1st as this would transition us to Dec 31st which is current management's contract end date.

Contracts were provided to all Board members at a previous meeting and all Board members were to review and make notes on who they felt might be a good candidate and why. Much was discussed and the 5 were placed in order of who was the best fit to manage Pristine Place. It was decided that we meet with 2 companies: Associa and Vanguard. A call would be made to set up a meeting with Associa and Vanguard to meet on Sept 5th; one at 10:00 and the other at 1:00. Camille would call and confirm. Camille would also hold onto all contracts and materials just in case.

IV. New Business: A discussion about an office in the closet room where the ACC stores records and the gate computer is located is initiated. Janice states that it will cost \$600 to put in a surge protector and do all lighting, electrical/outlets hook up and extra computer line. A motion was made by Frank K. seconded by Bob and motion was passed. Fred announced that the Barclay/Elgin grass next to the wall would be attended to by the Hernando roads; but for now the machine used was too big to cut that close. A nominating committee needed to be formed and Artie would be the liaison. Janice closed by asking the club house committee chairs to try to attend the meetings for management search.

V. Adjournment: A motion was made to adjourn the meeting by Bob seconded by Frank B. motion passed meeting adjourned.

Prepared by Arlene Mullen Secretary_____

President Janice Bulla_____

Director Frank Kennedy_____

Vice President Artie Hallberg_____

Director Bob Vallari_____

Treasurer Frank Balogh_____