

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Thursday, September 4, 2008

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

II. PROOF OF NOTICE OF MEETING: Arlene posted the meeting notification on Monday September 2, 2008 at the clubhouse. Notice also in Newsletter and posted at all Communication Boards at the gates.

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

IV. TREASURER: Frank B indicated that the Reserve Funds were at risk and should be broken into a CDAR at 2.47% interest for 90 days. The money would be at Flushing Savings, United Virginia, and another bank in Colorado. All funds are under the \$100K limit for FDIC. Bob V made a motion to move the reserve funds to a CDAR as Frank described, Frank K seconded and it was passed unanimously.

V. VIOLATIONS: Janice identified the status with the Andrews case. The agreement between Pristine Place and John Andrews was pending signature. The agreement identified specifically the requirements to bring the property to standard, and the need to pay the outstanding assessments that were past due. Attorney fees were not part of the agreement and each part would pay their own. Failure to maintain the property would provide Pristine Place to reopen the case instead of starting all over.

The Belniak case will be going to mediation later in September.

VI. PROPERTY MANAGEMENT UPDATE:

- The well pump has been replaced and upgraded to a 2HP pump with a new bladder tank.
- US Lawns can now complete the irrigation work but a decision to place the irrigation equipment on the fence or a new pole is required. It was determined the pole would be best.
- One of the treadmills must be replaced and two more quotes are needed before a decision can be made.
- The trees in the median down St. Ives need to be trimmed for hurricanes since they have not been done in the past few years. A&R quote \$2,880 but additional quotes are required.
- Eleven trees on Pullman need to be replaced at an approximate cost of \$730.00 but more quotes are being pursued.
- For the air conditioner in the Clubhouse, there is no extended warranty but a maintenance contract is available and being sent to Franklin Mgt.

VII. COMMITTEE REPORTS:

Social – The BBQ is Saturday, please come and enjoy the day.

Clubhouse – Status of the Clubhouse Agreement was asked, indicated it is pending attorney review.

Cert – Steve Katz – On 8/17/08 an emergency meeting was held to review EOC items (31 members, 18 attended).

Roads – Bill Dyer - Reviewing bids from last November to determine possible pricing for parking lot 1 & 2, and phase 1. Insurance company would like parking lot 2 regrade due to current state.

VIII. FINING: The following properties were review and following actions taken.

3325 Cedar Crest Loop – No improvement, going to foreclosure. Bob motioned to fine resident \$100.00 a day up to \$1000.00 until it is corrected, Frank B seconded and it was passed unanimously.

13350 Newcastle – No improvement, certified letter signed for. Artie motioned to fine resident \$100.00 a day up to \$1000.00 until it is corrected, Frank B seconded and it was passed unanimously.

4089 St. Ives Blvd – Mr. Wolf sent letter in response and is asking for assistance to resolve problem. Artie to meet resident and see what can be done to bring his property up standards.

3215 Cedar Crest Loop – No improvement, certified mail not picked up, possibly abandoned. Bob motioned to fine resident \$100.00 a day up to \$1000.00 until it is corrected, Frank B seconded and it was passed unanimously.

IX. ABATEMENTS: Bob made a motion to file a lien for fines and abatements against the following residents for lack of maintaining their properties according to the Pristine Place documents. 14038 Andrew Scott, 3168 Cedar Crest, 13224 Cori Loop, 13319 Cori Loop, 4136 St Ives Blvd, 4255 St Ives Blvd, 4245 St Ives Blvd, 13215 Linzia Lane, 13272 Cori Loop. Frank B seconded the motion, Bob, Janice, Frank B, and Artie votes yes, Frank K voted against, motion passed.

X. GUARANTEE ELECTRIC: Email was sent to BOD to have Guarantee Electric install lights and a stand alone switch in the closet. Bob made a motion to accept the quote from Guarantee Electric for \$695.00, seconded by Frank B and passed unanimously.

XI. OFFICE: Frank K suggested converting the library into an office. Frank made a motion to change the library into an office for the BOD, Artie seconded the motion. Frank K and Artie voted yes, Frank B, Bob, and Janice voted no, motion did not pass.

XII. ROADS COMMITTEE: Bill identified that he would like to have OJ Klime on the committee. Frank B motioned to have OJ Klime added as a member of the roads committee, Artie seconded and it was passed unanimously.

XII. ADJOURNMENT: Frank B motioned to adjourn the meeting, seconded by Artie and passed unanimously.

Submitted by: _____
Janice Bulla

Date approved _____

Approved by: _____
Janice Bulla, President

Artie Hallberg, Vice President

Approved by: _____
Frank Balogh, Treasurer

Bob Villari, Director

Approved by: _____
Frank Kennedy, Director

Arlene Mullen, Secretary