

Pristine Place Board of Directors Meeting November 6, 2008

I. The meeting was called to order at 7:08 P.M. Those in attendance included President Janice Bulla, Vice President Artie Hallberg, Secretary Arlene Mullen, Treasurer Frank Balogh, and Director Frank Kennedy. Bob Villari was not in attendance. Debra Perricone was at the meeting to represent Franklin Management. Janice led the Board and homeowners in the Pledge of Alliance.

II. Proof on Notice was placed at the clubhouse prior to 48 hours before the start of the meeting. Further proof was mailed with a copy of the fiscal budget for 2009 to all homeowners one week prior.

II. Announcements: Janice discussed decorations for the clubhouse and common areas and asked that all religions should be honored with our holiday season decorations. She asked if anyone had anything they felt the Decorating Committee could use, please give Bonnie a call. Janice also discussed the proxy votes and the necessity of having at least 10% of the homeowners vote or we would have to cancel the election for future when enough votes could be cast. Janice announced that we received the contract back from the lawyer with changes we wanted implemented. The final contract is now with Associa and the Board should expect it to be signed before November 30th.

IV. Minutes: The October 24th minutes were read by Janice. Janice asked if the Board had any changes or questions to the minutes. No changes were identified. A motion by Frank K. was made to accept the minutes Frank B seconded, passed unanimously.

V. Committee Reports: Janice read a letter from CERT thanking the support the Board and homeowners have given in the past year. Social Committee: Bonnie Maier announced the 2 holiday events in December. One event would be the adult covered dish holiday affair and the other would be the Children's Special Santa cookies and milk with fire truck and police car parade from Spring Hill Drive to the clubhouse. Decorating Committee: Bonnie Maier asked if anyone would like to donate a poinsettia in honor of a loved one who passed to be planted at the Spring Hill entrance; please put a tag noting the loved one to be honored and bring it to the gate on November 29th at 9:00. Bonnie Maier further announced that the decorating committee on December 1st could use all the volunteers available to help decorate the clubhouse and common areas for the holiday season. Welcome Committee: Carol Ruland reported that not too much action as most transfer of ownership was renters and they were not too receptive to visits. Crime Watch: No report given. Access Control: Frank Kennedy gave a report stating to date the new programs were hooked up; but needed some final adjustments for completion. ACC Board: Rich Ruland reported not much work being submitted by homeowners for their approval; but a new home was being built by Dream Custom Homes on Linzia. Club House Committee: Tony Rizzo gave a report of updating work completed by the committee with the landscaping. Tony reported one rental for December. Newsletter: No report.

VI. Management Report: Debra Perricone provided the following information. Debra informed the homeowners that on October 24th management provided a detailed presentation of the Budget for 2009. Debra discussed the fence approved by the Board to be installed around the pool equipment. It had not been done, but it would be finalized with AAA fencing this week and work to be done once the pool is complete. The trees on the medians down St Ives Blvd will be trimmed Tuesday and Wednesday of next week. Debra asked if any homeowners could help direct traffic those 2 days it would be greatly appreciated. The elliptical gym equipment to replace the tread mill had been ordered and should arrive in a few weeks. For the 61 trees in

Phase 6 that will be planted by Tri State; Debra will order the water meters. Debra will try to find out where these trees will be ordered from and try to order the 6 replacement trees we need to comply with the state mandate of removal on common area that was done earlier in the year. A report of the fire damage was given briefly to date and Debra announced we had an additional \$8,000 from the incident. Debra will provide a complete financial reporting of this event at the next Board meeting. Debra is receiving new quotes for roads to be done as well as the clubhouse areas. Debra further informed the homeowners of a few areas not in this quote that needed to be addressed. The DRA's were inspected by SWFTMD for \$250 each and will not need to be completed again until 2010. Management will be focusing on a few areas that need either sod or irrigation attention. She would be addressing these areas at a later date with the Board.

VII. New Business: The Budget for 2009 was mailed to all residents prior to meeting. Janice informed residents how the budget was actually built by using figures from the actual expenses, future increases, and then projecting final years end expenses. Janice announced there would be no increase to the homeowner's assessment from 2008. The final amount remains the same.

Ed Brown was concerned about where in the financials the speed humps could be found as he could not locate. After discussion he was told it was as a special assessment reserve amount of \$7,005.01 above the Reserve fund monies. Ernie Bohne asked where the county allotted funds for the yearly upkeep of the mediums outside the gates were located in the budget as income. The money received from the county is added to the offset the landscaping/mowing expenses. Ernie felt it should be identified as general income, but the board agree to stay with it added to expenses as it has been in the past. Ernie also asked why the expected income from the newsletter wasn't included. It was determined the amount of income could not be guaranteed so it would be left as zero similar to how the clubhouse rentals, fines levied, bar code/fobs are reported. These amounts would just be considered at the end of year as a plus to income to offset any unexpected expenses that were projected. Ed Brown asked why a web site was not up and running. He further asked why in the 2009 budget one wasn't included. Janice said money was allocated for a website and it is possible the new management company would help get a website running. There were other questions and statements about management violations and other issues addressed not pertinent to the subject on hand which was the budget. There was brief discussion to resolve these issues and the Board moved to accept the 2009 Budget as written. Arlene made the motion to accept the budget, Frank B seconded, and it was passed unanimously.

Motion made by Frank B to accept sending the assessment in a twice year billing option to homeowners second by Frank K. and motion passed unanimously.

Motion to adjourn was made by Frank K second by Artie and passed unanimously.

Submitted by: *Arlene Muller*
Arlene Muller, Secretary

Date Approved 11/13/08

Approved by: *Janice Bulla*
Janice Bulla, President

Approved by: *Artie Hallberg* 11/13/08
Artie Hallberg, V. President

Approved by: *Frank Balogh*
Frank Balogh, Treasurer

Approved by: *Frank Kennedy*
Frank Kennedy, Director

Approved by: _____
Bob Villari, Director