

**BOARD OF DIRECTORS MONTHLY MEETING 1/ 22/09
MEETING MINUTES**

The meeting was called to order at 7:05 by Janice Bulla

Proof of Notice was affirmed.

In Attendance:

Janice Bulla, President, Artie Hallberg, Vice-President, Judy Clarke, Secretary, Frank Balogh, Director and Frank Kennedy, Director. Absent were Arlene Mullen, Treasurer and Bob Villari, Director.

Also in attendance were Josie Betancourt and Milt Smith from CMC.

The Board of Director Meeting Minutes from 12/18/09 were read and accepted without change by a unanimous vote.

Announcements:

1. Additional Directories are available, upon request to Janice Bulla.
2. The Exercise Club is looking for a donation of larger-size TV.
3. DRA and Lot Cutting- no personal homeowner lots are being cut that about DRA's.
4. Andrews Case. Non-compliance to Mediation, no Assessments have been paid. In the hands of our Attorney to assess for lien. We will pursue Attorney fees which have accrued to \$7K to date.
5. Belniak Case. Non-compliance with Mediation. Court date in 30 days.
6. Workshop Directors Meeting will be held Wednesday, January 28, 2009 at 10:00 AM.

Financial Report

Given by Janice Bulla due to absence of our Treasurer. The full Financial Report will be posted tomorrow by Judy in the Clubhouse Bulletin Board. Frank Kennedy moved the minutes be accepted as read, seconded by Frank Balogh and was passed unanimously.

Management Report

1. Will table Wall Painting until proper notification of affected Residents are notified.
2. Tree Replacement. Josie will get information from Hernando County.
3. 800 toll free phone number will be handled by Milt.
4. John Ralph, CPA was recommended to prepare our taxes at a fee of \$250.00. Frank Balogh made a motion and Artie Hallberg seconded to accept this proposal and it was passed unanimously.

Social Committee

Bonnie Maier noted our Valentine Dance will be held 2/13/09 at 7:00 PM.

Welcome Committee

Carol Ruhland reported 4 new Residents were welcomed. CMC has received no calls reporting new residents' to-date.

Crime Watch

Tony Bossone reported a new Deputy, Mike Beckwith, has been assigned. Food Drive will continue until 1/31/09. One car burglary on Misty View. Sheriff Dept. Care Line applications are available through Tony which will provide daily callings to Residents.

ACC

Rich Ruhland reports 1st meeting for 2009 was held. 7 applications were approved. Cabinets will be moved this week. Josic to provide a new form on application for new builds.

CERTS

Steve Katz says there will be a Sheriff Presentation this month, and a new training class will begin shortly for all interested.

Clubhouse Committee

Tony Rizzo reports 2 rentals, submitted quotes for carpet cleaning, drainage and tree removal will be discussed and decided upon at 1/18/09 Workshop Meeting.

Access Control

Frank Kennedy has turned monics over to Janice. The computer is up and running, still waiting for DSL.

Internet connectivity in Clubhouse. Bright House raised prices, Bellsouth being contacted. Accessibility for computer will be for all Board Members and Carol Kinney, as well as access to the printer.

Microphones were wired and working thanks to Matt and Theresa Gerdvil.

Road Paving

Bill Dyer outlined in precise detail the bidding process and his conclusions on potential Contractors. It is the Road Committee recommendation that we accept Overstreet at a

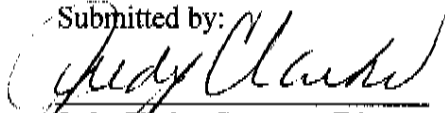
bid of \$158,133.70 (bid is good for 15 days). He reviewed numbers dating back a year and showed us a realized cost savings of tens of thousands of dollars. The Board asked for warranty and life expectancy to be added to the proposal. Also recommended that Overstreet attend our Meeting 1/28/09 to outline choreographing traffic among other items. Frank Balogh made a motion to accept Overstreet's bid and Judy Clarke seconded. It was passed unanimously. We will address and vote on Testing for the Project at our 1/28/09 meeting.

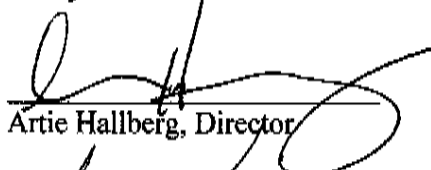
HOA Dues and BOD Actions

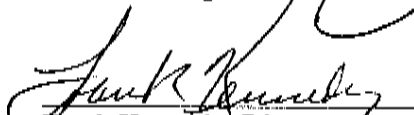
A letter is issued giving the Homeowner 45 days to respond. If no response, we can place a lien on the property working through our Attorney. We have the ability to foreclose. If the house is in foreclosure, we can garnish rents. There are currently 13 properties in foreclosure. Judy Clarke made a motion and Frank Balogh seconded that we deny Clubhouse privileges for those Homeowners who have not paid their Association Dues.

Artie Hallberg made a motion to adjourn, seconded by Judy Clarke, and was passed unanimously. The meeting was adjourned at 9:20 PM.

Submitted by:

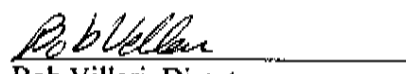

Judy Clarke, Secretary/Director


Artie Hallberg, Director


Frank Kennedy, Director


Janice Bulla, President/Director


Frank Balogh, Director


Bob Villari, Director