

**BOARD OF DIRECTORS WORKSHOP MEETING 1/28/09
MEETING MINUTES**

The meeting was called to order at 10:05 A.M.

Proof Of Notice was affirmed.

In Attendance:

Janice Bulla, President, Artie Hallberg, Vice-President, Judy Clarke, Secretary, Frank Balogh, Treasurer, Frank Kennedy, Director. Bob Villari, Director arrived at 10:15.

Announcements:

There will be an open-forum Workshop held on Thursday February 5 to discuss Pristine Place Safety in Our Streets.

Arlene Mullen resigned which leaves an open Board position.

New Business:

Janice announced that there was an e-mail vote to place Frank Balogh into the Treasurer's position and it was passed unanimously. The Board, for the record repeated the unanimous vote.

Judy Clarke made a motion to place Bill Dyer on the Board since he was the next highest number of votes in our recent election. There was no second and the motion was therefore dropped.

Bob Villari made a motion to leave the Board at its present 6 members, Frank Kennedy seconded the motion. Frank Kennedy, Janice Bulla, Bob Villari and Frank Balogh voted yes; Artie Hallberg and Judy Clarke voted no and the motion was passed 4-2.

The Clubhouse liaisons will be Artie Hallberg and Frank Balogh.

The Insurance liaison will be Janice.

Old Business:

1. Testing for Paving quotes submitted were Central Testing \$1576, PSI \$6920. It will meet County Specs. Judy Clarke made a motion, Frank Balogh seconded it to accept Central Testing at \$1576 and the motion was passed unanimously.

2. Mr. Overstreet attended a Q&A on his road paving quote and we advised him we have accepted his quotation per our 1/22/09 meeting and will leave the speed humps pending further discussions.
3. Wall Painting – Archibald advised his quote was for 3 sides, not four. Bob Villari and Artie Hallberg offered to walk the area to be painted and advise the Board what needed to be done with the possibility of needing an updated quote. They will report to the Board during our February Meeting.
4. Carpet Cleaning – Tony Rizzo presented multiple quotations that were within dollars of one-another. The most economical was Duraclean. Judy Clarke made a motion and Artie Hallberg seconded it to accept Duraclean proposal for \$444.78. Further discussion about the future replacement of the carpet and checking on carpet reserve funds led the Board to table the decision.
5. Concrete Work for Clubhouse – Tony Rizzo submitted quotation from Concrete Specialists for who was the only vendor out of 9 willing to quote the work.
6. Drainage – Tony Rizzo submitted proposal from Absolute Perfection for \$2500. Purpose is to maximize the cool deck. Price includes removal and re-plant of palm tree. They recommend acrylic in lieu of cool deck. Tony reminded us that we never had the cool deck sealed and perhaps with a power wash and a seal it would look better. Bob Villari made a motion and Frank Balogh seconded the motion to accept the Absolute Perfection quote at \$2500 and it was passed unanimously. Tony was directed to verify how payment needs to be made, start date, and insurance.
7. Garbage has been being left at our Clubhouse outside. Please keep your eyes open for culprit.
8. Criteria for Committee Reporting – meeting minutes are to be given to Judy Clarke for permanent retention. CMC will receive funds and report on all income and spending for all committees.
9. ACC Guidelines – need mailing. Camille Nelson and Dotty Rizzo offered to do labels and mailing. Janice will take documents outside to be copied. This will save us a great deal of money by doing it ourselves rather than use CMC. Andrews, Belniak and Young will be sent via certified registered mail. Judy Clarke made a motion and Bob Villari seconded it to handle this mailing as described above.
10. Web Site – Janice Bulla reported we can get our website back through a 2nd party. CMC can offer set up at \$125 and \$70/month to maintain. Janice indicated it would remain their property and another solution would be to form a Website Committee and maintain pristineplace.net. There will be a cost to retain this domain name and she will report same during our February Meeting. It will include all of our documents, able to be downloaded by any homeowner. We will also prepare hard-copies for those Residents

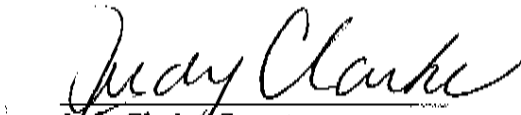
who do not have access to the Internet. Judy Clarke made a motion to accept this solution and Frank Balogh seconded it, and was passed unanimously.


11. Cart for Microphones – Tony Rizzo will purchase necessary cart.

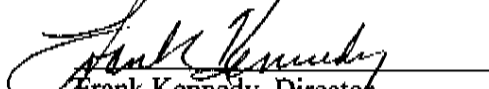
12. Outdoor Bulletin Board – Tony Rizzo suggested and agreed to provide quotations to be considered at our February Meeting.

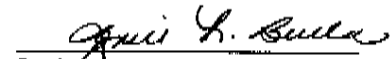
Frank Kennedy made a motion to adjourn, seconded by Bob Villari and was passed unanimously. The meeting was adjourned at 11:45 AM.

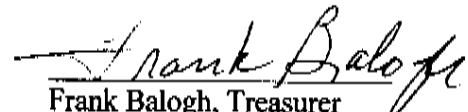
Submitted by:


Judy Clarke, Secretary


Marty Hallberg, Vice-President


Frank Kennedy, Director


Janice Bulla, President


Frank Balogh, Treasurer


Bob Villari, Director