

BOARD OF DIRECTORS MONTHLY MEETING 2/19/09 MEETING MINUTES

The meeting was called to order at 7:05 PM by Artie Hallberg.

Proof of Notice was affirmed.

In Attendance:

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

Also in attendance was Jose Betancourt, CMC.

The Board of Directors Meeting Minutes from 1/22/09 were read and accepted without change by a unanimous vote.

The Board of Directors Meeting Minutes from 1/28/09 were read and accepted without change by a unanimous vote.

Announcements:

1. The toll-free number for CMC was announced and has been posted in our Clubhouse Bulletin Board and will be in our next Newsletter
2. The ACC mailing has been completed. Our thanks to Camille Nelson and her fellow volunteers for all their work.

Financial Report:

1. Treasurer's Report was given by Frank Balogh. He announced that /before 1/31/09 we have to decide to reinvest our funds or put back into a Money Market Account. After discussion and questions, Frank Balogh made a motion to invest into Money Market at 1/25% interest, Judy Clarke seconded the motion and it was passed unanimously. Judy queried Josie on CMC's promise to guide us into the most lucrative funds. She had no information at that time and said she will report back to us. Judy also asked Josie for a copy of the Treasurer's Report for posting and Josie committed to provide same the next day.

Judy inquired how many homes had not paid their Association fees. Frank Balogh indicated there were 125. Judy asked Josie what her intent was to immediately work on recovery of these fees.

Bob Villari made a motion, seconded by Frank Kennedy to accept the Treasurer's Report with no changes and it was passed unanimously.

Property Manager's Report

1. Josie Betancourt reported the Violations Process has begun and is driving the Community with Artie Hallberg and Frank Kennedy. She indicated she was waiting for approval from the Board of Directors to send out Violation Letters. Judy Clarke asked that the process be escalated due to the large number of violations. Josie will meet with the Committee and get up-to-speed on our Violation Policy. Josie has other items in here we need to include. Example: Violations have been reviewed and homeowners have come into compliance with no major violations.
2. Josie submitted to the Board tree replacement recommendations from the Hernando County Code Enforcement. She recommends that we choose oak trees. There are 6 trees to be replaced and she asked the Board to choose trees and locations and she will then obtain pricing from A&R Tree Services for planting as well as other vendors. A permit will need to be obtained and we asked Josie to be sure the vendor will obtain that permit. Frank Kennedy will work with Josie on locations and recommend to the Board.
3. Josie also reported speaking with Hernando Door & Window and found that the doors installed on 12/07 and 1/08 were no longer under warranty and provided a proposal to install flat threshold/sweep from the hump sweep. She provided a proposal from Hernando Door & Window for \$80.00 including labor & materials and the Board told Tony Rizzo to go ahead with the repair.

Clubhouse Report:

1. Tony Rizzo reported the Handicap sign is up on the front of the gym. Tony provided the quote for the cement work including price differential for 6" pipe and warranty information.
2. The Board reaffirmed to Tony to proceed with the drainage as indicated during our last meeting.
3. Gave Tony authorization to replace the bolt on the door threshold.
4. Frank Kennedy requested a key for the Pool Service Area and the Board told Tony to provide.
5. Gave Tony authorization to purchase two benches. He requested a check be cut and Frank Balogh asked Josie to supply check in Janice's absence.

ACC Report:

1. Rich Ruhland reported 5 applications were all passed.
2. Josie will clarify the property on St. Ives who installed driveway pavers without ACC approval.

Social Committee:

1. Bonnie Maier declared the Valentine's Day Dance a success.
2. She announced that a Meet Your Neighbor Family Night will be held on 3/13/09 with children welcome. Light refreshments will be provided by the Social Committee.
3. They will also sponsor a Teen Game Night for 6th, 7th and 8th Graders. Members of the Social Committee will serve as chaperones.

Road Committee:

Bill Dyer reported that 3/9/09 will be the start date. It will require 3-3-1/2 days to complete. It will be posted in the Newsletter and via letter by CMC.

Crime Watch:

1. Matt Gerdvil reported vandalism in the Weight Room.
2. He asked for a moment of silence for Captain Scott Bierweiler. We then added that Artie would provide a fruit basket for the family and we dedicate one of the trees we will be planting. Judy asked Josie to investigate a plaque for be placed at the tree. Judy offered to send a condolence letter with our intent to dedicate a tree and invite the family to the dedication.
3. Stolen car on Indian River.
4. Food Drive is still in effect with donations to be taken to the Gerdvil home.

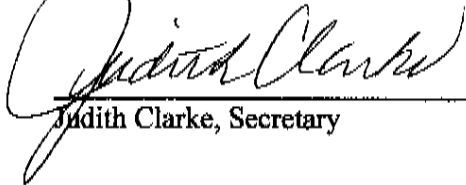
New Business:

1. Grounds Committee. Judy reported that Camille Nelson has volunteered to chair the committee with 4 additional volunteers. After discussion and due to Camille's absence, it was tabled for the next Board Meeting.
2. Flag for Front Gatehouse Area. Josie to solicit current proposals.
3. TV for Exercise Group. Theresa Gerdvil & Gailc Dyer presented the problem with the current small-screen TV currently being used by the Group. They will present pricing and suggested usages at the next Board Meeting.
4. Surveillance. Judy Clarke will investigate with Linus if they could provide cameras for the Clubhouse.
5. Walls: Bob Villari provided multiple photos of extreme deterioration of the walls and Josie, Bob and Artie will need to investigate and propose a re-do of the wall painting quote.

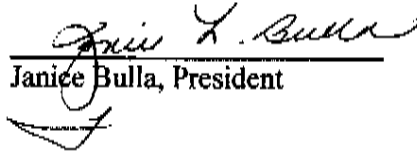
Adjournment

Bob Villari made a motion, seconded by Frank Balogh to adjourn. It was passed unanimously and the meeting was adjourned at 8:50 PM.

Submitted by:

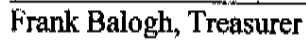


Judith Clarke, Secretary

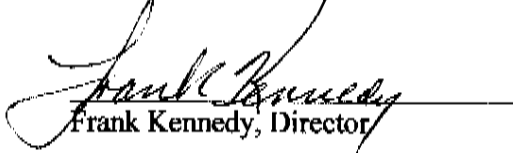


Janice Bulla, President

Artie Hallberg, Vice-President



Frank Balogh, Treasurer



Frank Kennedy, Director



Bob Villari, Director