

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Work Shop
Thursday, March 19, 2009

- I. ATTENDEES:** Those in attendance included: President, Janice Bulla, Vice President, Artie Hallberg, Treasurer Frank Balogh, Secretary Judy Clarke, and Director Frank Kennedy. Bob Villari was not present.
- II. PROOF OF NOTICE OF MEETING:** Judy Clarke posted the meeting notification on Monday March 17, 2009 at the clubhouse.
- III. MEETING MINUTES:** Previous meeting minutes from 2/19/09 to be updated and approved at next meeting.
- IV. ANNOUNCEMENTS:** Janice notified all residents of the following items:
- Road Paving is complete with the exception of clean up and striping of the parking lot.
 - Newsletter Advertising position is open and volunteers requested to help sell ads.
 - Gate Info Boards has open volunteer position to update monthly.
 - Gates volunteer position filled by Rich Ruland.
 - Kung Fu is available on Tuesday and Thursday nights.
 - PO Box in Spring Hill is still maintained for HOA business.
 - Bank of America checking account is still active for bills to be paid without incurring costs from CMC.

V. TREASURER'S REPORT: Frank B announced we have a 90 day 1.4% CD expiring at SunTrust in April. The interest rate for BBT reserves CDs are down to 1% for 30 days. Frank will notify board of interest rates and CD renewals as they continue to come up. Judy asked CMC if they can provide investment advice and Josie indicated they can coordinate a call with the CPA and Pristine Place. There are currently 99 residents that are delinquent with their HOA dues for approximately \$28K for the first half. CMC has sent final demand notices but some of the fines were included on their invoices creating calls and complaints to CMC. Detailed list of those homeowners in arrears is required so the board can assist CMC is resolving any residents that may have moved or changed. Frank has also requested a bid from Munroe and Associates to complete the audit for 2008. Frank K made a motion to accept the treasurer's report, second by Artie and passed unanimously.

VI. PROPERTY MANAGEMENT REPORT: Josie indicated that the BOD will need to determine action towards residents for outstanding fines. Can residents appeal, does CMC pursue payment, or does the BOD waive the fine. This will be addressed at a later meeting.

Phase 6 Irrigation and Trees – The developer will replace the 61 trees in phase 6 and the HOA will pay for the deposit for the water meters. The developer will upgrade the irrigation and supply the water for 30 days and then Pristine will need to cover those costs. Frank K requested to have CMC contact the developer to see if they would be willing to use the well instead of city water. Milt will check but when previously discussed with the developer and they wanted to use city water.

Addresses for irrigation – There are five pumps for the twelve islands and they need to be broken out to allow watering on different days of the week. BOD needs to write a letter to WREC and Hernando County authorizing CMC to represent Pristine Place. CMC will write the letter and send to Janice for approval and signature. CMC will also check into a water truck to water the trees more frequently during the first 30 days.

Flag Pole – In the packets from CMC to each board member is detailed information on possible flag poles, costs, sized and specifications. The BOD will need to determine their requirements before a flag pole can be selected.

Violations – Josie is working with Frank K and Artie on identifying violations and determining action.

Income Taxes for the HOA – An extension was completed so the accountant can file the taxes due to pending information. Janice identified concern since this is the first time Pristine Place did not file on time. Janice requested CMC to see what can be done to complete the filing on time and report back to the board.

VII. COMMITTEE UPDATES:

Social Committee – The Meet Your Neighbor was a success. On Friday the 20th the teenagers will meet have a pizza, soda, and games party from 7:00 pm – 11:00 pm. The Easter Egg hunt will be on Sunday April 5th. Donations are being accepted,

X. **ADJOURNMENT** - Frank K motioned to adjourn the meeting, it was seconded by Artie and passed unanimously.

Submitted by: Janice A. Bulla
Janice Bulla, President

Date approved April 16, 2009

Approved by: Janice A. Bulla
Janice Bulla, President

Artie Hallberg
Artie Hallberg, Vice President

Approved by: Frank Balogh
Frank Balogh, Treasurer

Judy Clarke
Judy Clarke, Secretary

Approved by: Frank Kennedy
Frank Kennedy, Director

Bob Villari
Bob Villari, Director