

BOARD OF DIRECTORS SPECIAL MEETING 5/8/09 MEETING MINUTES

The meeting was called to order by Janice Bulla at 9:05 AM

Proof of Notice was affirmed.

In Attendance:

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

Also in attendance was Kirk Bliss and Milt Smith, CMC.

Janice Bulla outlined the purpose of the meeting which was to discuss the contract and status of CMC's performance to date.

She stated her following areas of concern:

1. Overall she felt the transition was not going well due to lack of response on outstanding items and understanding of Pristine Place and errors on correspondence sent to all residents.
2. CMC has asked for an extension on our tax return.
3. Sign replacement not done in community.
4. Walls project not being handled properly.
5. Notification of wall project was never given to Plantation Estates Homeowners.
6. Non-response or late-response to phone calls.
7. Continued need to follow-up to insure things are getting done.
8. Where is the all the correspondence on the Andrews issues.
9. We have done our part by managing the Roads Project with little input from CMC.
10. Pictures should be included in the first notice letters on violations.
11. Absence of proper letterhead as requested.

Kirk Bliss then asked to respond to statements:

1. There were many outstanding projects and the amount of effort to complete them was not known. It was also believed that the committees would be able to help accomplish some of the work.
2. There has been many new projects started and the work effort is more than expected and realistic dates need to be defined.
3. The Attorney was sending all information to Franklin Management, not CMC.
4. Why are some vendors invoices still being sent to Franklin Management.
5. The files Josie dropped off to Janice were not understood to be required to manage Pristine Place and outstanding fine but are now understood to be necessary.

6. Why have we not yet installed their financial software (C3) as recommended at the beginning of the contract.
7. CMC is missing the 2007 tax return but has all supporting documents.
8. With the workload and expectations that have been placed on them, we may need a Portfolio Manager.
9. Explanation of Call Reports and Violation Reports proving their response and progress, in his opinion.

The following resolutions were agreed upon:

1. There will be enacted an immediate 30-day probation period and a subsequent meeting in order to ascertain adherence to resolutions and progress.
2. The homeowners files indicating violations will be held at the clubhouse for review by the board and CMC as necessary.
3. The Board President will verify the attorney has been notified that all correspondence should go to CMC.
4. CMC will notify vendors that is still sending invoices to Franklin Mgt.
5. Immediately a picture will be supplied with first notice violations.
6. Josie will be onsite on Tuesdays 9-12PM.
7. C3 will be downloaded to Janice's computer and the Clubhouse Computer as soon as possible.
8. Letterhead will be requested to Printing Plus and added to correspondence.
9. Bonnie will be asked to change the Capital City Bank Account to go to CMC or the Post Office Box.

The meeting was adjourned at 10:45 AM.

Submitted by:

 Judy Clarke, Secretary/Director

 Janice Bulla, President/Director

 Artie Hallberg, Vice-President/Director

 Frank Balogh, Treasurer/Director

 Frank Kennedy, Director

 Bob Villari, Director