

BOARD OF DIRECTORS MEETING MINUTES 5/21/09

The meeting was called to order by Janice Bulla at 7:08 PM.

Proof of Notice was affirmed.

In Attendance:

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

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

The Board of Directors Meeting Minutes of 4/16/09 were read. Frank Balogh made a motion to accept the minutes as read, Bob Villari seconded the motion and it was passed unanimously. Janice Bulla stated the Special Meeting Minutes of 5/8/09 were in review.

Announcements:

1. The RFP for Lawns and Landscaping must be postmarked by 5/22/09. The website is in design right now and some data (meeting minutes) is available.
2. HOA assessments are due 6/3/09. Lola and Janice are working on letters.
3. Newsletter – Joanne Uzzo is resigning in July. A volunteer is needed for the Newsletter and Advertising.
4. C3 software will be installed next Thursday in the office. Janice has declined to put it on her computer.
5. Legal Cases: Andrews to be established in one week. Belniak is pending waiting for a court date in Hernando County.
6. We are retaining our present attorney due to current litigation and other cases looming given his historical background of Pristine Place.
7. PO Box is used as a source of correspondence of vendors and residents. A 2nd key will be made for Artie Hallberg.
8. Checks – 3 people can write checks (Artie, Janice, Frank). Artie needs to be added to the BBT and BOA accounts.

Treasurer's Report:

4/30/09 current assets are \$459,242.87. The SunTrust CD which was due 5/16/09 was turned over for 13 months @1.9% currently in the amount of \$43,800.82. BBT has our Reserves in the amount of

\$207,224.53. Archibald has received a partial payment for the Wall. Bob Villari and Josie Betancourt will walk the wall for final inspection before the final check is issued.

Bob Villari made a motion to accept the Treasurer's Report, it was seconded by Artie Hallberg and was passed unanimously.

Property Manager's Report/Josie Betancourt:

1. Audit –Munro has contacted Lola to conduct the audit.
2. Meters – new trees – may not have to dig, already have connectivity but pricing from County pending. Josie will then call the Developer to put in irrigation and plant trees.
3. Irrigation System Meters were installed May 4, 2009 for the five trees to be planted near the Clubhouse. Received bid from US Lawns but due to the amount, a request was made to Josie to get additional bids as soon as possible.
4. A written request from the Board is necessary requesting certification of streets by the Sheriff's Dept. The Sheriff's Dept. will then draw up a contract to inspect. Josie will write the letter for Janice to sign.
5. Request for a foreclosure list was requested again.

Social Committee/Bonnie Maier:

1. Mothers Day and Fathers Day Breakfast will be held on 6/7/09 from 9-12:00 @ \$2.00/person. Ages 3 and under are free.
2. Teen Game Night for 6, 7 and 8th graders had an attendance of 13 and they loved it. Another night is scheduled for 7/10/09.
3. Ideas for events are welcome.

Welcome Committee/Carol Ruland:

1. Renters and Owners are both being welcomed.
2. There are 32 for sale signs in the community.

Crime Watch/Tony Bossone:

Two criminal mischief reports; spray painting in Phases 2&3. Police are on bicycle and ATV controls within the community and on the outer walls.

Access Controls: All OK.

ACC/Rich Ruland:

14 approvals issued. Rich will issue an article in the Newsletter reminding homeowners they must fill out applications. A list was given Josie of those homeowner's who did not comply.

CERTS:

Hurricane Expo will be held on May 30 at Weeki Wache.

Clubhouse/Tony Rizzo:

Two rentals to report. All pool furniture has been washed. Drainage and new steps are complete. Evaluation of the exercise equipment has been done and reports of repairs and possible needed

replacement was given. It will be investigated if these charges all under Reserves before a determination will be made to replace any equipment.

Bierwiler Memorial:

Judy Clarke submitted a drawing of the plaque with appropriate wording and associated costs. Bob Villari will approach Mrs. Bierwiler regarding location and final approval and coordinate tree planting and ceremony. A motion was made by Artie to place the memorial tree by the flagpole, second by Frank K and passed 5:1 in favor with Bob voting against.

Violations and Fines:

Janice stated they have been consistently done per attorney review. The 3rd letters will be reviewed by Frank Kennedy and Artie and those people will be invited to go before the Hearing Committee. Josie to present those residents not in compliance to the board for recommended fining and a date to be determined for the next Violations Meeting.

Resolution 7 Speed Humps – Remaining Money:

With the defeat of the speed humps, the attorney has released our options for the funds. !. Return the money to the current residents or keep the money for current projects. The Board will review but table a decision until later in the year.

Fire Alarms:

Judy Clarke asked the Board to decide if they want to act before pursuing additional quotes. It was tabled for 3 months pending our financial situation at that time.

Artie Hallberg made a motion to adjourn, it was seconded by BobVillari and was passed unanimously.

The meeting was adjourned at 9:20.

Submitted by:

Date:

Judy Clarke, Secretary/Director

Janice Bulla, President/Director

Artie Hallberg, Vice-President/Director

Frank Balogh, Treasurer/Director

Frank Kennedy, Director

Bob Villari, Director