

Pheasant Walk HOA, Inc.

APRIL 2009 Property Management Report

Susan Casamento	Director
Brent Hoover	Director
Edward O'Donnell	Director
Gregor Schuessler	Director
Diane Soffer	Director

I. Financial

- Minutes of last meeting
- March's financial statements.
- Audited 2008 Year-end Financial Statements completed. To be included in Newsletter.
- Tax return filed.
- Delinquent Report (attached).
- Collection Status Report (attached).

II. Legal /Administrative

- Annual Meeting. Attached draft of Minutes to be approved next year.
- Newsletter and Webmaster Agreements. (attached)
- Deposit of \$1,000 made at USPS for bulk mailing.
- PBE0 Case No. [REDACTED] (Sober House). Case pending.

III. Maintenance / Landscaping

- Contacted FPL to cut clearance around power cables, so Anthony is able to cut down dead tree behind south side of Congress Ave. wall.
- Newsletter. March issue was mailed out.
- De Filippis completed fertilization of lawns, trees and shrubs.

IV. Projects

- Mulching. Completed Anthony confirmed use of cypress mulch previous year.
- Signs Painting. Completed and paid

V. Violations

- Violations Report. (attached)
- Fourth Covenant Enforcement Meeting April 15th. Issued nine violation letters for the next Arbitration Committee hearing, on April 15th.

VI. Other

- Also Gregor stamped signs on Billboard (HOA Business only) and on the AT&T panel ("do not park on grass or sidewalks")

NEXT BOARD MEETING on Wednesday, May 20, 2009
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