

Pheasant Walk HOA, Inc.

JANUARY 2009 Property Management Report

Kenneth Paulsen
Brent Hoover
Edward O'Donnell
Nina Ashton
Rolf Marti

President
Vice President
Treasurer
Secretary
Director

I. Financial

- Minutes of last meeting and December's financial statements
- Delinquent Report (attached).
- Collection Status Report (attached).
- Gerstin was informed that Board will not proceed with foreclosures.
- CNL Bank. Operating transition account confirmed open.

II. Administrative

- Annual Meeting, April 6, 2009.
- Workers Compensation Rider (see quote)
- Garage Sale. Homeowner requested a Community "garage sale" on January 31st.
- School Bus Stops. Nina's letter to Ms. McClendon faxed to PBC School Board.
- School Bus Damages. Two police reports received and sent to School Board.
- FPL Agreements forwarded to Nina for Landscaping Project.

III. Maintenance / Landscaping

- [REDACTED] Home backs to the park. Wilma brought down a couple trees over the chain link fence. Association needs to repair it.
- Broken irrigation pipe found by AT&T station. Repaired by DeFilippis.
- Called FPL for light out at 4393 Sugar Pine.

IV. Projects

- **Mulching Playground:** Work completed and inspected.
- **Park Clean Up:** Di Filippis completed work.
- Pressure Cleaning:
- **Signs Painting:**

V. Violations

- Violations Report. (attachment)
- Third Covenant Enforcement Meeting (February 18, 2009).
- [REDACTED] (Block). Owner in process of replacing garage door.
- Met Arbitration Committee to dovetail violations procedure and reporting.

VI. Other

- Gun shoots heard on Dec 28th were not a threat to the Community's safety.
- Requested Officer Vislocky report on safety of gate used to shortcut to Chabad (attached).

NEXT BOARD MEETING on February 18 , 2009