

Pheasant Walk HOA, Inc.

MAY 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
- April's financial statements.
- Delinquent Report (attached).
- Collection Status Report (attached).
- CPA Audited Financial Statement completed. Notice on newsletter to request copy as desired.
- Cash deficit anticipated for last cable payment (June) due to delinquent owners.
- Insurance renewal.

II. Legal /Administrative

- Send email and pictures to Bokaire's property manager to fix chain link fence behind [REDACTED] Birchwood Dr.
- PBE0 Case No. [REDACTED] (Sober House). New legal counsel for the Sober House Claim: [REDACTED]
- III. Maintenance / Landscaping
- FPL trimmed dead tree limbs around power line.
- Sink hole at Sugar Pine X Covey Trail PB Utilities was repaired.
- Irrigation pump was down as result of a power outage.
- Working with FPL to resolve issue of meter inside private yard ([REDACTED] Covey Trail).
- April's Newsletter was mailed out on the 30th.

IV. Projects

- Working on finding discontinued spare parts for the playground, i.e. PVC bridge pipe and ball bearing for the merry-go-round.
- Tree Trimming. Getting three quotes.

V. Violations

- Violations Report. (attached)
- Fifth Covenant Enforcement Meeting scheduled for June 17th.

VI. Other

- Aborted burglary in Community resulted in capture of the thieves.

NEXT BOARD MEETING on Wednesday, June 17, 2009