

Pheasant Walk HOA, Inc.

NOVEMBER 2008 Property Management Report

Kenneth Paulsen
Brent Hoover
Edward O'Donnell
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President
Vice President
Treasurer
Secretary
Director

I. Financial

- 2009 Budget.
- October 31th, 2008 financial statements.
- Cable payments adjusted to operating bank account. Cable is paid for 2008.
- Delinquent Report (attached).
- Collection Status Report from Gerstin Law Firm (attached).
- Instructed A/R to send out demand letters to delinquent accounts, not including those that only owe the \$100 collection fee. Included with the demand letter goes brochure about paying option with credit card.
- First Southern Bank signature cards were sent to bank.
- **Audit.** Feldman's quote at \$4,000 selected.

II. Administrative

- Mailed Prime Connect blue registration postcards.

III. Maintenance / Landscaping

- Adelpia to bury line left exposed on top of owner's landscaping.
- FPL work order opened for light poles out at 4250 Woods End Rd. and 4235 Birchwood.

IV. Projects

- **Mulch quotes:** De Filippis \$6,900 and Lukes Sawgrass \$6,435
- Lake Treatment. \$495 initial treatment and \$225 /mo.

V. Violations

- **Violations Report.** (separate attachment)
- Extension given to home with PODS outside garage expires Nov. 8th.
- Officer Vislocky ticketed trailer parked at the end of Spring Tree Lane.
- Much to do about political signs, to be or not to be? A Mr. threatening to take me to the newspapers for being against the constitution.
- First Covenant Enforcement Meeting

VI. Other

- Gave notice to insurance agent of possible D&O claim.
- Sober House on Rabbit Hollow Dr.

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| NEXT BOARD MEETING on December , 2008 |
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