

Pheasant Walk HOA, Inc.

OCTOBER 2008 Property Management Report

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

President
Vice President
Treasurer
Secretary
Director

I. Financial

- September 30th, 2008 financial statements.
- **2009 Budget.** Budget Meeting should be on Nov. 19th .
- Delinquent Report (attached).
- Collection Status Report from Gerstin Law Firm (attached).
- FS720.303 (6) Budgets (c) statement not provided on 2007 Audit.
- Quote for 2008 audit from Feldman, Feldman & Assoc. (attached)
- Stipulation Agreement. Pending:
 - 5 mos plan Due \$2,126
 - 6 mos plan Due \$1,517

II. Administrative

- Two owners invoiced for dock insurance reimbursement to PW (\$200 ea.)

III. Maintenance / Landscaping

- Main irrigation line break repair quote (attached). Approved via email.

IV. Projects

- Two quotes for mulch from De Filippis at \$6,900 and Lukes Sawgrass at \$6,435 (attached).
- Lake Treatment. Attached quote from Allstate \$495 initial treatment and optional \$225 /mo.

V. Violations

- **Violations Report.** (separate attachment)
- One month extension for POD at 17284 Lake Park Rd approved.
- **Second Notice (with Hearing).** Ready to go out (see attached). First Covenant Enforcement Committee meeting will be held Nov. 19th 6:00pm. Until IT can adapt software to accommodate for Third Notice, we will issue a First Notice, then Second Notice W/O Hearing and then Second Notice With Hearing.

VI. Other

- Sober House on Rabbit Hollow Dr.

NEXT BOARD MEETING on November 19th, 2008
