

PHEASANT WALK H.O.A. BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 17, 2008

A meeting of the Board of Directors was held on Wednesday, December 17th, 2008 at Prime Management's office, at 6300 Park of Commerce Blvd, Boca Raton, Florida.

The meeting was called to order at 7:30 pm. Quorum was established. Board members present: Kenneth Paulsen, President, Edward O'Donnell, Treasurer, Nina Ashton, Secretary, Rolf Marti, Director. Brent Hoover, Vice President was not present. Attending the meeting on behalf of Prime Management was Marcos Viale, Property Manager.

LAST MEETING MINUTES

Minutes of the **November 22nd, 2008** were waived reading and Ed made **motion** to approve minutes subject to changing the titling of Old Business to New Business and vice versa; Nina seconded, **approved** unanimously.

TREASURER'S REPORT

Treasurer Ed Odonnell reported. As of November 30, 2008 there are \$123,466 at the operating account and \$107,003 at the cable bank account with First Southern. Accounts Receivable are \$46,448 or \$3,663 lower than the prior month's balance. Accounts receivable from Cable TV amount to \$18,283 and those from assessments come to \$22,085 Eight accounts are in foreclosure, 13 accounts have liens placed.

Board discussed the invoices received from the attorney's office in order to file foreclosure. **Motion** made by Ed, seconded by Rolf to register the lien and not file for Association foreclosure in order to avoid an up-front expense of \$12,492 to potentially collect \$13,378. **Motion approved** unanimously

Board discussed request for fee waiver made by owner. **Motion** made by Ed to decline request, seconded by Rolf, **approved** unanimously.

MANAGEMENT REPORT

A detailed Delinquent and Prepaid report was attached to the Manager's Report.

Signature cards submitted to board to open transition operating account with CNL Bank, in order to be able to receive Pay Direct and PayLease payments from the KLIK system.

Newsletter will be issued quarterly starting January 2009.

Violations Report submitted.

Broken 1.5HP pump by lake was replaced by De Filippis.

Three signs painting quotes submitted: Schuessler \$2,960, LB Painting \$3,600 and Steve A. Thompson \$2,350. Ed will request more details on latter quote and bring back to next Board meeting.

Two pressure cleaning quotes submitted from LB Painting for \$2,450 and Schuessler Services for \$2,350

COMMITTEE REPORTS

ARB Committee

Bonnie Weldon provided a written report to the Board which included four (4) approvals. **Motion** made by Ed to accept the Committee's recommendations, seconded by Rolf and **approved** unanimously.

Arbitration Committee

The Committee made decision to change name to Arbitration Committee instead of Grievance Committee, in addition to adopting four other procedural guidelines.

Second hearing was held on same date at 6:30pm. The Committee resolved and/or made recommendations on seven cases called to hearing.

Rolf made **motion** to adopt the Arbitration Committee's recommendations, Ed seconded, **approved** unanimously

Covenant Committee

A new Covenant Committee is formed to work on updating and amending the Association's covenants. The initial members to the Covenant Committee are:

Mary Frontiero
Bernice Ritter
Joy Schwartz
Diane Soffer

Landscape Committee

Motion made by Nina to adopt the Master Landscape Plan as submitted by the Landscape Committee, seconded by Ed, **approved** unanimously

OLD BUSINESS

Sober House. The Board received a legal opinion from legal counsel, Lou Caplan, regarding the sober house. The Board and owners present discussed the recommendations.

NEW BUSINESS

A homeowner made petition to request owner at the southwest end of PW to have the gate, used to shortcut to the Temple, be kept closed permanently. Need a statement from Officer Vislocky assessing the security issue of having the gate open.

Motion made by Ed to open operating transition account with CNL Bank, in order to be able to receive Pay Direct and PayLease payments from the KLIK system. Seconded by Ken, **approved** unanimously

Newsletter will be issued quarterly starting January.

Motion made by Rolf to approve quote by Anthony Di Filippis to mulch all around play area in the playground with grade A mulch for an amount of \$2,350.00, seconded by Ed, **approved** unanimously .

Bus Stop. The current school bus stops are causing damage to swales, lawns and pose a safety issue. Sheri Scarborough, Sr. VP at Prime, is making progress with the PBC School Board to get reimbursement for damages and to change the bus stops to a more logical and convenient way. The change of route to be presented to the School Board is: 1st Stop at Holly Brook Way and Sugar Pine Dr., 2nd Stop at Sugar Pine Dr and Raintree Ter., 3rd Stop at Spring Tree Ln. and Pheasant Way. **Motion** made by Nina to approve the new routes, seconded by Ed, **approved** unanimously.

Motion made by Nina to approve quote by Steve A. Thompson to paint the signs, seconded by Ed. Motion **tabled** until next meeting in order to have the quote specify the kind of paint to be used and to add at least a 1 year warranty.

Motion made by Rolf and seconded by Ed to approve quote by Schuessler Services Inc. to pressure clean Pheasant Way sidewalks from Military Trail to Springtree Ln, entrance to park, (east and west), dock, and end of Birchwood Dr. for an amount of \$2,350.00. Motion **approved** unanimously.

Motion made by Rolf to and seconded by Ed. To approve quote by Anthony De Filippis to do emergency repair of broken irrigation pipe by AT&T station for an amount of \$150.00. Motion **approved** unanimously.

Having no further business to address, the meeting was adjourned at 9:52PM .