

PHEASANT WALK H.O.A.
BOARD OF DIRECTORS MEETING
MINUTES MARCH 18, 2009

A meeting of the Board of Directors was held on Wednesday, March 18th, 2009 at Prime Management's office, at 6300 Park of Commerce Blvd, Boca Raton, Florida.

The meeting was called to order at 7:34 pm. Quorum was established. Board members present: Kenneth Paulsen, President, Edward O'Donnell, Treasurer, Nina Ashton, Secretary. Brent Hoover, Vice President and Director Rolf Marti were absent. Attending the meeting on behalf of Prime Management was Marcos Viale, Property Manager.

LAST MEETING MINUTES

Motion made by Nina, seconded by Ed to approve minutes of the **February 18th, 2009** Board Meeting waiving its reading. Motion was **approved** unanimously.

TREASURER'S REPORT

Treasurer Ed Odonnell reported. As of February 28, 2009 there is \$335,474 in the operating account, and \$77,011 in the cable account with First Southern Bank.

As of March 13, 2009 eight accounts have cleared collections. One new lien was placed, to a total of 13, compared to 16 liens the prior month. Thirteen owners are at the attorney now compared to 23 the past month. In foreclosure, there are at present 13 accounts compared to 10 a month ago.

Home at [REDACTED] was sold and past dues of \$1,937 were paid in full.

Of the annual assessments due January 1, 2009 \$46,323 is still owed by 89 delinquent owners. Thirty-nine owners are either with liens, at the attorney or in foreclosure, representing 5.6% of the total units at Pheasant Walk. That leaves 59 owners that haven't paid or 7.5% of the total units. Looking at it in a different way, 87% of total units, or 610 units have paid, whereas 13% still owes or 89 units.

MANAGEMENT REPORT

Marcos Viale reported that four unit owners have requested payment plans to pay their annual assessment. Discussion followed as the Association covenants do not contemplate the option to pay the annual assessment in installments. Marcos was directed to send letter to owners, requesting the payment plan, informing them of the restriction and that they need to pay before April 15th, or their accounts will be sent for collection. Also inform them about the option now available to pay by credit card.

The Annual Meeting Notices were mailed March 11th. Brad Levine will no longer be in charge of the association's newsletter. Ken Blume will issue the March one, and will be in charge of finding a publisher to handle the next issues.

Manager suggested having three administrative assistant's from Prime to help log the proxies and votes at the new election, in view of the heavy traffic experienced at last year's election.

For the second time an AT&T service truck parked at the swale besides the AT&T station and broke an irrigation pipe. It is under repair and cost will be charged back to AT&T. DeFilippis was asked to repair irrigation at north end of entrance as the landscaping was drying out.

The signs painting project is about 60% completed and will be done in the next two weeks, weather permitting.

Fourth Code Arbitration Committee meeting will be held next April 15th at 6:30pm.

COMMITTEE REPORTS

ARB Committee

Bonnie Weldon provided a written report to the Board which included two (2) applications. Committee made recommendation to approve both with exceptions as noted. **Motion** made by Ed to accept the Committee's recommendations, seconded by Nina, **approved** unanimously.

Covenant Committee

The Committee's President commented that there is little to no participation from members of the Committee.

Safety Committee

No report submitted

Landscape Committee

No report submitted

OLD BUSINESS

Annual Meeting. **Motion** made by Ed, seconded by Nina, to approve hiring three (3) administrative assistant's minimum 2 hours at \$18/hr to help with the Annual Meeting registering and tabulation. **Motion approved** unanimously.

NEW BUSINESS

Motion made by Ed, seconded by Nina, to approve quote submitted by Anthony DeFilippis to place landscaping mulch on Pheasant Way and the zero landscaping area at Woods End for a total of \$4,160.00. Also, DeFilippis will be asked to re-submit quote with the kind of mulch to use. Motion **approved** unanimously.

Motion made by Nina, seconded by Ed, to authorize Ken Blume to negotiate engagement of new publisher of monthly newsletter. Motion **approved** unanimously.

Nominating Committee

The eight (8) candidates presented by the Nominating Committee were each given floor time to do a short introduction. Of the eight (8) candidates, the ones with an asterisk next to their names were present to make a presentation:

Susan Casamento *
Beth Hazan
Brent Hoover
Mayer Kotlarsky*
Ed O'Donnell*
Ken Paulsen*
Gregor Schuessler*
Diane Soffer*

Having no further business to address, the meeting was adjourned at 9:32 PM.