

PHEASANT WALK H.O.A.

BOARD OF DIRECTORS MEETING MINUTES

JUNE 17, 2009

A meeting of the Board of Directors was held on Wednesday, June 17th, 2009 at Prime Management's office, at 6300 Park of Commerce Blvd, Boca Raton, Florida.

The meeting was called to order at 7:35 pm. Quorum was established. Board members present: Ed O'Donnell, President, Diane Soffer, Vice President, Susan Casamento, Secretary, Gregor Schuessler, Director. Brent Hoover, Treasurer, was absent. Attending the meeting on behalf of Prime Management was Marcos Viale, Community Association Manager.

PRESENTATION BY CSI

Ken Crawford from CSI made a presentation of their services as consultants to negotiate cable contracts. Board will discuss at a later date if CSI is engaged. A questionnaire will go out to all residents to identify the problems with current Comcast's cable service.

LAST MEETING MINUTES

Motion made by Diane, seconded by Susan to approve minutes of the **May 20th, 2009** Board Meeting waiving its reading, with correction made on the first line in the New Business section to read: "\$225 paddle sign was installed". Motion was **approved** unanimously.

TREASURER'S REPORT

President, Ed O'Donnell reported in lieu of Brent Hoover. As of May 31, 2009 there are \$303,454 in the operating, and \$8,477 in the cable accounts with First Southern Bank.

There are 32 accounts in collection with the attorney compared to 12 accounts the past month. Liens placed stand at 12 accounts same as the prior month; and, bank foreclosures are 12 same as last month.

Maintenance assessments have decreased by \$2,779 to \$38,701 from a month ago. Cable TV assessment has only decreased by \$90 to \$9,756.51 from a month ago.

As of June 12, 2009 122 owners have paid \$54,290.00 of the cable fee due next July 1st, representing 17% of the aggregated amount due.

MANAGEMENT REPORT

Marcos Viale contacted Comcast who agreed to a delay in payment of June's cable bill. This was the last month of last year's cycle and funds were insufficient due to delinquencies.

Insurance renewal quote by Park & Assoc. was submitted for a total premium of \$16,828.63 equivalent to a 1.7% increase from last year. In addition, a quote for workers compensation for a premium amount of \$582 was submitted. **Motion** was made by Diane, seconded by Gregor, to approve the insurance quote as submitted by Park & Assoc. for an amount of \$16,828 for the package policy, and \$582 for workers compensation, all to be paid in a lump sum payment. Motion was **approved** unanimously.

Newsletter issuance will be placed on hold until further notice.

Insurance claim to recover cost of repairing landscape on east end of Pheasant Way was paid in the amount claimed of \$250.

Pest control service hired by DeFilippis treated the croutons at the north end of entrance to the Community.

Playground quote to repair and replace worn out stations was discussed. The quote was submitted by Florida Playsystems in the amount of \$5,886.38. **Motion** made by Gregor to approve the quote as presented, seconded by Susan, approved by majority 2 to 1. Diane Soffer voted against.

The tree trimming quote selected was that from Lukes-Sawgrass Landscaping.

Violations drive through was done with two members to the Arbitration Committee.

Reported to County's Code Enforcement, and the State Health Department, two homes with abandoned pools half empty with murky water brewing mosquitoes and posing an accident threat.

The Fifth Arbitration Committee hearing took place earlier at 6:00pm.

Discussion over switching to a new collection lawyer in view of the high legal fees being paid to current one.

COMMITTEE REPORTS

ARB Committee

Bonnie Weldon provided written report to the Board which included three (3) applications:

Last Name	Address	Description	Action
Kaleky	4913 Sugar Pine	Whole home remodel	Approve w/ conditions
Taski	4484 Brandywine	Paint house exterior	Approve
O'Hare	4998 Covey Trail	Paint house exterior	Approve

Motion made by Diane to accept the Committee's recommendations, seconded by Susan, **approved** unanimously.

Cable Committee

Joe Powers, head of the Cable Committee to negotiate the future of the bulk cable contract, made a short presentation on the alternatives at hand and the proposal made by Comcast.

Arbitration Committee

The Arbitration Committee issued recommendations to the Board over fourteen (14) cases brought up at the Fifth Hearing. **Motion** made by Diane, seconded by Susan, to accept the Arbitration Committee's recommendations, **approved** unanimously. Next meeting will be held on Wednesday August 19th, 2009 at 6:00PM.

Covenant Committee

Meeting will be held in September. Looking for chairperson.

Safety Committee

Discussion came about over safety issue regarding members walking to the Chabad in the dark, through the shortcut behind house and easement. Committee will request Officer Vislocky to talk to them .

Landscape Committee

No report submitted

OLD BUSINESS

Website. Frank Yan assigned to manage the Pheasant Walk website for next 3 months.

Motion made by Gregor, seconded by Susan, to cancel the two contracts between David M. Creps and Pheasant Walk HOA, the Newsletter and Editor Agreement , and the Website Agreement, signed April 6, 2009, due to default for non performance. Motion **approved** unanimously.

CD's. Marcos submitted results of research on CD yields from different financial institutions in order to improve return on liquid assets of the Association. This matter was tabled for future discussion.

NEW BUSINESS

Motion made by Diane, seconded by Susan, to approve proposal from Hoover Pumping Systems for a Flowguard Rain Sensor in the amount of \$658.33. Motion **approved** unanimously.

2009 Annual Community Picnic. To be held tentatively in October-November. Discussion was tabled to a future meeting.

Having no further business to address, the meeting was adjourned at 9:45 PM.