

**PHEASANT WALK H.O.A.  
MINUTES  
APRIL 16, 2008**

The meeting was called to order at 7:30 pm by Brent Hoover. Present were: Brent Hoover, Ken Paulsen, Nina Ashton, Ed O'Donnell, Rolf Marti and approximately 15 homeowners. Also present, Kelly Endlich of Prime Management.

**ARB Approvals**

17758 Raintree Terrace – Brick Pavers to be installed on driveway and front entrance.  
4140 Birchwood Drive – Shadow Box fence 6'.  
4775 Sugar Pine Drive – Replace rear lot line fence.  
17650 Oakwood Avenue – Hurricane proof windows.  
17731 Oakwood Avenue – Replace windows with impact glass.  
4780 Brandywine Drive – Refinish and stain driveway and sidewalk to front door.  
4848 Sugar Pine Drive – Replace roof from hurricane damage.  
4808 Brandywine Drive – Install hurricane garage Door.  
17773 Holly Brook Way - Re-roofing.

**APPOINTMENT OF OFFICERS AND DIRECTORS**

President – Nina made a motion to nominate Ken Paulsen as President. Ed O'Donnell seconded the motion. Motion carried unanimously. Ken Paulsen accepted the position.

Vice President – Ken Paulsen made a motion to nominate Brent Hoover as Vice President. Rolf Marti seconded the motion. Motion carried unanimously. Brent Hoover accepted the position.

Treasurer – Rolf Marti made a motion to nominate Ed O'Donnell as Treasurer. Nina Ashton seconded the motion. Motion carried unanimously. Ed O'Donnell accepted the position.

Secretary – Rolf Marti made a motion to nominate Nina Ashton as Secretary. Ed O'Donnell seconded the motion. Motion carried unanimously. Nina Ashton accepted the position.

Director – Nina Ashton made a motion to nominate Rolf Marti as Director. Ed O'Donnell seconded the motion. Motion carried unanimously. Rolf Marti accepted the position.

**MEETING MINUTES**

Nina read the March 13, 2008 Board of Directors meeting minutes. Rolf made a motion to accept the additions to the minutes. Nina seconded the motion. Motion carried unanimously.

Additions: "Kelly will obtain a written statement from the county regarding the standards for pavers and permits for sidewalks".

## **TREASURERS REPORT**

Ed presented the Treasurers report in detail and answered homeowner questions. As of March 31, 2008 total cash operating balance - \$238,595.00. Ken stated he will be meeting with Felice Brown to review the financial.

Brent made a motion to close the inactive Colonial Bank account and transfer funds to First Southern Bank. Rolf seconded the motion. Motion carried unanimously.

## **MANAGEMENT REPORT**

Kelly Endlich reviewed the monthly managers report in detail and answered questions.

## **ARCHITECTURAL REVIEW BOARD**

The ARB reported that 10 applications were submitted and approved. Joan resigned from the arb committee. Lynn resigned from the arb committee. The Board thanked Joan and Lynn for their efforts and time.

The Board discussed the current arb process. Nina made a motion that all arb applications be submitted to Prime Management to be logged, the arb committee will review the applications and present them to the Board of Directors with their recommendations. The Board will approve or deny all applications. The new process will be revisited in two months. Ed seconded the motion. Four (4) in favor: Nina, Rolf, Ed and Ken. One (1) opposed: Brent. Motion carries.

## **PARK COMMITTEE**

Nina explained the county grant program and answered questions. The Board discussed the option of using the grant for landscaping or possibly a pavilion. Nina presented pavilion information to the Board for review.

Brent made a motion that the Board proceed with the grant for landscaping replacement. Rolf seconded the motion. Two (2) in favor: Brent and Rolf. Three (3) opposed: Nina, Ken and Ed.

## **LANDSCAPING COMMITTEE**

Jack presented three comprehensive plans for Board review. Jack explained that Phase #1 is to restore landscaping lost, Phase #2 is to enhance the community and Phase #3 is to address the Military wall. Jack and Ginny answered questions and stated the committee recommends moving forward with the bid submitted by Anthony DeFlippes for Phase #1. Phase #1 consists of replacing 24 oak trees and the cost of bubblers.

Rolf made a motion to accept Phase #1 of the proposal submitted by Anthony DeFlippes. Brent seconded the motion. Motion carried unanimously.

The Board agreed to table the discussion of the vine on the Military wall for the time being.

### **OLD BUSINESS**

The Board reviewed proposals submitted by Prime Management and Dick Pope Construction to paint and seal the wall along Woods End Road.

Rolf made a motion to accept the proposal submitted by Dick Pope Construction in the amount of \$800.00. Nina seconded the motion. Motion carried unanimously.

The Board reviewed three proposals submitted to repair the sidewalk located by the dock.

Rolf made a motion to hire Dick Pope Construction to repair the sidewalk. Nina seconded the motion. Motion carried unanimously.

Gregor reported the status of the street signs. Brent made a motion to hire Gregor in the amount of \$1,704.00 to finish the street signs with the understanding the signs will be completed within two months. Rolf seconded the motion. Motion carried unanimously.

### **NEW BUSINESS**

The Board discussed the violation process. Kelly will perform inspections on monthly basis.

Gary has resigned from channel 63 and the website. Nina made a motion that Frank Yann and Brad Levine work together on channel 63 and the website. Ed seconded the motion. Four (4) in favor: Nina, Ed, Rolf and Ken. One (1) abstained: Brent.

There being no further business to come before the Board, Nina made a motion to adjourn the meeting. Rolf seconded the motion. Motion carried unanimously.

Meeting adjourned 9:50pm.

Respectfully submitted,  
Kelly Endlich, Property Manager  
Prime Management Group, Inc.