

PHEASANT WALK H.O.A.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 20, 2008

A meeting of the Board of Directors was held on Wednesday, August 20th, 2008 at Prime Management's office, at 6300 Park of Commerce Blvd., Boca Raton, Florida.

The meeting was called to order at 7:33 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 absent. Sheri Scarborough, Vice President of Marketing and Marcos Viale, Property Manager, were present in representation of Prime Management.

LAST MEETING MINUTES

Minutes of the July 23rd meeting were read. A correction was noted that on the motion to give Prime a 60-days notice and hire a new management company, the motion was made by Nina and seconded by Rolf.

Rolf made motion to approve minutes, subject to amendment described above, Nina seconded and approved unanimously.

TREASURER'S REPORT

Ed reported in detail operating cash \$283,765 at operating account and \$75,551 with First Southern as of July 31st, plus 96,534 in accounts receivable. Eight accounts are in foreclosure and 21 accounts in collection at the attorney.

Board discussed request made by owner, already on stipulation plan, to defer payments. Motion made by Nina to inform owner to stick to payment plan, or pay immediately with credit card, seconded by Rolf, approved unanimously.

Board discussed request made by owner to pay balance owed in 4 installments to \$120.50 each. Motion made by Nina to instead record installment payments via direct debit through Prime's system, motion seconded by Rolf, approved unanimously

MANAGEMENT REPORT

New option made available by Prime to have assessments paid via credit card, thus having owners self finance their debts to the association.

Prime Management submitted new contract, including waiving of first two monthly payments.

Alternative Dispute Resolution is a viable option in dealing with third notice violations, in lieu of fines and legal action.

Property manager suggested handing all owners and new owners a brochure with all the rules and regulations and other information of interest.

COMMITTEE REPORTS

Bonnie Weldon provided a written report to the board which included 7 approvals. Ed motioned to accept the Committee's recommendations, seconded by Rolf and approved unanimously.

The entrance beautification project was discussed. Next step is to submit the blueprints on the work at the Military entrance and the Pheasant Way wall.

OLD BUSINESS

Board discussed quote by Gregory to place new garbage cans for \$1,000. Motion made to table discussion, approved unanimously.

Anthony will be requested to pick up debris at park and playground.

NEW BUSINESS

In light of the contract termination with PAC/Prime, a Committee will discuss other contracts.

School Bus Stop. PB school buses current pick up spots are not adequate for safety and damage issues. Possible solutions will be discussed at next meeting.

Changes to the current policy of sending accounts to collection only when their balance due comes over \$500. There are about 96 owners owing an aggregate of over \$24,000 many with individual balances between \$300 and \$500. Motion to lower threshold to \$300 and over 60 days past due to send to collection, made by Ken, was tabled.

Ed O'Donnell is named head of the Budget Committee.