

**PHEASANT WALK HOMEOWNERS ASSOCIATION
MEETING MINUTES
FEBRUARY 14, 2007**

The meeting was called to order at 7:35 P.M. by Brent Hoover. Present were Brent Hoover, Rich Leight, Ken Paulsen, Diane Soffer and Brenda Huntington. Also present were Sheri Scarborough and approximately 15 owners.

Brenda motioned to waive the reading of the January meeting minutes. The motion was seconded by Rich and approved unanimously.

Treasurers Report:

Ken reported the association showed a loss of approximately \$100 for the month of January and the association is in good financial standing.

Management Report:

Sheri reported on a meeting with Brent, Rich and Mario of Mulch City regarding the clean up of the park. Sheri informed the Board she had received a letter from the county which states the park is not a "preserve". Therefore, heavy equipment may be used in the clean up. She also explained seeded mulch and how this product is applied. Also explained silt fabric will be used to "fence" in all known tortoise borrows and that Gregor has volunteered to do this.

Sheri informed the Board of a company, Paladin, which is offering internet services to communities for \$24 and less. As Pheasant Walk cannot enter into an internet contract, the owners could form a computer club and sign residents up if they are interested.

Sheri informed the Board that a storage facility has been rented and all financial records in her possession have been moved to the new storage unit. Sheri is to have all equipment and other items, which Brent has been storing for the association, moved to the new unit.

Sheri stated that she contacted Aubrey Bourgeois, CPA who did last year's audit and was informed that the fee for the 2006 audit would be \$4000. As the budget has only \$3000 for the audit, Sheri, another CPA, John Kammerer and he agreed to do the audit for \$3300. She also inquired from the auditors the possibility of the cable assessment being treated as a pass through expense and each auditor informed her that it cannot be done in accordance with Statute 720.

After some discussion, Diane motioned to engage the services of John Kammerer, CPA at a cost of \$3300 for the 2006 audit. The motion was seconded by Brenda and approved unanimously.

COMMITTEE REPORTS

Gregor reported for the playground committee and stated the equipment has been painted, irrigation and a pallet of sod installed.

Deputy Delong reported that no burglaries have occurred in the community. Deputy Delong also reported that Deputy Merino has also been covering the community in addition to the regular contract hours.

NEW BUSINESS

The annual meeting will be held on April 2nd. Brent appointed Frank Yann, Jack Soffer and Joan Petraitis. A notice will go out in the newsletter, as well as posted on Channel 63 and the

community website requesting interested owners contact one of the committee members with their name and information

The Board discussed the cleanup park and answered questions from the owners. Discussion included the possibility of using seeded mulch after the clean up at a cost of \$7,600. It is recommended to remove the unwanted invasive trees and vines before spring in order to prevent, as much as possible, germination of the plants. After much discussion, Diane motioned to contract with Mulch City at a cost of \$17,000 to remove the concrete sidewalk leading into the park, remove dead and invasive trees as well as the vines which cover the majority of the park and mulch all native dead trees for use on the grounds. The motion was seconded by Rich and approved with Brenda opposing.

The Board discussed the proposed plantings for the community entrance. Brent described several of the plants. Much discussion ensued regarding the specific trees and desired colorful plants. Darrell of Palm Beach Broward is putting together a color schematic which will be given to the Board.

Ken informed the Board that he received a bid to pressure clean the sidewalks and curbing on Pheasant Way for \$2500. Therefore, the Board instructed Sheri to obtain several other bids. In order to expedite the cleaning, Ken motioned to have the sidewalks and curbing done at a cost not to exceed \$2500. The motion was seconded by Diane and approved unanimously.

One owner informed the board that a bench in the park which had a plaque in honor of her husband had been stolen. Sheri will ask Mario of Mulch City when he is working to keep an eye out for the bench. Another owner reported a problem with the street light on Pheasant Way and Raintree which Sheri will look into.

There being no further business to come before the Board, the meeting was adjourned.