

**PHEASANT WALK HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES**  
**January 10, 2007**

The meeting was called to order at 7:35P.M. by Rich Leight in the absence of Brent Hoover.

Present were Rich Leight, Ken Paulsen, Diane Soffer and Brenda Huntington. Also present were Sheri Scarborough and Nancy Sutthoff from P.A.C. Management along with approximately 15 owners.

Ken Paulsen motioned to waive the minutes of the December meeting. The motion was seconded by Diane Soffer and approved unanimously. Brenda motioned to accept the minutes as written. The motion was seconded by Rich and approved unanimously.

**Treasurers Report:**

Ken presented the Treasurers report. There was a question from a homeowner regarding accruals from the report that was on the website and the one presented at the meeting. It was explained that the financial reports on the website are “unaudited” therefore not the official financial report of the association. Ken said that the reports would be noted “unaudited” on the website in the future to clarify.

Diane Soffer made the motion to accept the Treasurers report. The motion was seconded by Brenda Huntington approved unanimously.

**Management Report:**

Sheri asked for direction from the board regarding the final notices that had been sent to those homeowners who were in violation of the covenants as to whether the board she is to send them to the attorney for legal action. Ken Paulsen asked for an explanation of the process. Sheri explained the process and stated that usually these issues were settled in mediation and, or were rectified before mediation by the homeowners. The Board instructed to turn the recommended covenant violations over to the attorney.

Sheri asked for direction from the board regarding corner lot owners who had play areas on their side yards.

**Committee Reports:**

Dick Pope explained what it is that he does as chair of the ARB and how he has done it in years past. At the most recent ARB meeting Sheri presented him with some information on how to go about the process of getting the ARB requests logged and completed, along with presenting the guidelines that the BOD had discussed and agreed to use for ARB at their September meeting. Dick stated it was a lot of information to go over and that it will take time to adjust to. Dick asked the Board to consider if they still wish for him to chair the ARB committee, as he was volunteered for the job years ago. Jack Soffer concurred with Dick that the new process would take time to get used to and to put into practice. He asked that the BOD be patient with the ARB as they get used to the new procedures.

Alexandra Feldman presented her report on the bus stop situation. The recommendation of this committee is that the bus stops do not need to be moved at this time and that the homeowner who is most affected by the bus stop is in agreement as long as the parents park along Pheasant Way or Sugar Pine and not Pheasant Trail.

Mike Cormier reported he is waiting on the irrigation pump to be fixed before planting anything new in the front. Mike was informed that the irrigation was just installed, therefore the planting will commence.

The playground committee has begun work cleaning up the play area, washing equipment and repainting as needed, replacing old items with the new purchased equipment. The park will be closed during the painting of equipment in order for the paint to dry.

### **NEW BUSINESS**

Sheri explained the management company has been in contact with Palm Beach County ERM to obtain the plan, if any, for the preserve in order to know exactly what must be removed and what must remain during the cleanup.

As there are less than five tortoises a permit is not needed from the county, but that the Board must decide how to go about moving them during the cleanup. Sheri explained that the going rate is \$2500 per turtle to move them to an offsite location. Discussion ensued and one of the homeowners said he knew of a trapper who may be willing to do it and save money for the association. The homeowner will let the management company know as soon as they get the information.

Ted Wallace stated the community picnic is planned for April 15, 2007 and all interested parties should contact him directly at 241-8494.

Rich Leight presented the awards for the Holiday Light Contest. The first place winner was the Indiviglio residence, second place was the Cormier residence and the third place winner was the La Marca residence. Rich thanked Bonnie Weldon for her work in coordinating the contest.

### **OLD BUSINESS**

Sheri presented the board with a list of local storage facilities with prices. Ken Paulsen motioned to accept the storage facility on Military Trail (Public Storage) for the sum of \$160/month for a 10 x 15 unit. The motion was seconded by Brenda Huntington and passed unanimously.

### **ADJOURNMENT**

Rich Leight motioned to adjourn the meeting at 9:39 pm, seconded by Diane Soffer and approved unanimously.