

PHEASANT WALK H.O.A.

BOARD OF DIRECTORS MEETING MINUTES

JULY 15, 2009

A meeting of the Board of Directors was held on Wednesday, July 15th, 2009 at Prime Management's office, at 6300 Park of Commerce Blvd, Boca Raton, Florida.

The meeting was called to order at 7:40 pm. Quorum was established. Board members present: Ed O'Donnell, President, Diane Soffer, Vice President, Brent Hoover, Treasurer, Susan Casamento, Secretary, Gregor Schuessler, Director. Attending the meeting on behalf of Prime Management was Marcos Viale, Community Association Manager.

LAST MEETING MINUTES

Motion made by Diane, seconded by Susan, to approve minutes of the June 17th, 2009 Board Meeting waiving its reading. Motion was **approved** unanimously.

TREASURER'S REPORT

Brent Hoover, Treasurer, reported. As of June 30, 2009 there are \$303,930 in the operating bank accounts, and \$71,217 in the cable bank account.

There are 34 accounts in collection with the attorney compared to 32 accounts the past month. Liens placed stand at 13 accounts compared to 12 accounts the prior month; and, bank foreclosures are 17 compared to 12 accounts as of 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. On payment plan through the attorney there are 3 accounts compared to 2 the month before.

Foreclosed home on Brandywine was sold on 6-29-09.

As of July 8, 2009 maintenance owed is \$36,383 or \$ 2,318 less than June's number. Cable owed from last year is \$9,039 or \$717 less than last month.

As of June 30, 2009 41% or 284 residents have already paid the bulk cable due July 1, 2009.

MANAGEMENT REPORT

Association Manager explained how payments flow from the lockbox account with CNL Bank into the dedicated bank accounts with First Southern Bank.

There is a legal case against an owner for collection of payments that went to arbitration.

Bocaire started trimming hedges along Pheasant Way. The long ficus branches east of the fire station are from private homes on Bocaire.

Manager recommended to make decision on whether to use a consultant to deal with the bulk cable negotiations, or go alone.

Playground repair and new equipment is on its way; parts have been ordered.

The tree trimming will started the week of July 13th.

Estoppel letters will list the open violations on units warning buyers of potential financial burden.

Board should assess violations that will go to the lawyer.

Motion made by Brent to have attorney send a first letter to remedy violation or else Association will amend the violation and assess the owner, seconded by Susan, **approved** unanimously

COMMITTEE REPORTS

ARB Committee

Bonnie Weldon provided written report to the Board which included seven (7) applications:

Last Name	Address	Description	Action
Ward	4898 Brndywine	Hurricane shutters	Approve contingent to compliance w prior application
Leyva	17727 Raintree	New barrel tile roof	Approve
O'Donnell	17360 Spring Tree	Metal roof	Approve
Terenzio	4499 Sugar Pine	Shingle roof	Approve
Kuntz	4853 Willow Dr.	Impact windows	Approve
Morland	17874 Covey Tr	Paver driveway	Approve
Baldwin	4593 Sugar Pine	Hurricane panels	Approve

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

Cable Committee

Joe Powers, head of the Cable TV Committee, explained that they are evaluating an offer from AT&T. Comcast's initial offer was unacceptable from his point of view.

Landscape Committee

Dead croutons on north side of entrance need attention, Susan will see to it.

Request to county to move sign that says Pheasant Way southbound.

Covenant Committee

Committee is moving along with discussions on changes.

Safety Committee

There have been no burglaries, only a couple of domestic disputes. Burglaries are escalating in the area; homeowners need to be careful keeping closed their car, garages and entrance doors.

Officer Vislocky has been enforcing speed limit violations.

Arbitration Committee

The Sixth Arbitration Committee hearing will be held next August 19th before the board meeting.

OLD BUSINESS

2009 Annual Community Picnic. So far there are no volunteers to organize it.

NEW BUSINESS

Website. Contact Greg Marcus to get quote to be the webmaster.

Having no further business to address, the meeting was adjourned at 9:05 PM.