

PHEASANT WALK H.O.A.

BOARD OF DIRECTORS MEETING MINUTES

May 20, 2009

A meeting of the Board of Directors was held on Wednesday, May 20th, 2009 at Prime Management's office, at 6300 Park of Commerce Blvd., Boca Raton, Florida.

The meeting was called to order at 7:35 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, Property Manager.

LAST MEETING MINUTES

Motion made by Diane, seconded by Ed to approve minutes of the April 15th, 2009 Board Meeting waiving it's reading. Motion was approved unanimously.

TREASURER'S REPORT

Treasurer Brent Hoover reported. As of April 30, 2009 there is \$323,310 in the operating account, and \$31,147 in the cable account with First Southern Bank.

As of May 14, 2009, the Association has 24 liens placed and 14 homes in foreclosure.

There are 32 homeowners that owe \$13,553.40 past due over 90 days.

There is a shortage of almost \$15,000.00 on the cable account. Brent wants to make a partial payment. Approx. 40 homes have not paid last year's cable bill. Brent made a motion to increase the cable bill to \$445.00 to cover the deficit plus any other shortages. Gregor seconded. All agreed except Diane.

Owed as of May 5th, 2009:

Maintenance- \$54,474.79- \$7,174 paid since April. Cable- \$10,134.39- \$1,064 paid since April. A total of \$8,238 paid since April.

MANAGEMENT REPORT

Ed suggest asking Comcast for a refund for the 13 ½ hours that the cable was out last month.

Gregor suggested putting cable monies into CD's.

Attorney to change from Sach, Sax & Caplan to Robin Shaw at Moyle et al for all legal matters exclusive of collections, that will remain with Gerstin.

The sinkhole was repaired.

The irrigation pump was repaired.

FPL needs to move PW meter that is on a homeowner's property. The gate is being left open. Requested a remote meter that will not cost extra.

Playground equipment needs maintenance and/or replacement.

Call Landscapers/Arborist re: tree trimming and make a decision. The amount is not to exceed \$8500.00.

COMMITTEE REPORTS

ARB Committee

Arbitration Committee

There were 144 violations of which 17 were going to hearing.

Covenant Committee

Members are still looking for a candidate to chair this committee.

Safety Committee

Joe Powers attended meeting at the West Boca Community Council on Communications. Sheriff's hours will be changed due to recent robberies.

Landscape Committee

No report given.

OLD BUSINESS

Newsletter and Editor and Webmaster agreements: Gregor made motion to get prior webmaster back. Due to the website expiring, there was no choice but to hire Greg Marcus to take over. All agreed except Diane Soffer because 3 month trial period that was promised not given. Newsletter is to remain with Ken Blume in charge.

Review bulk cable agreement. Joe Powers to chair committee with Frank Yann, Ken Blume and Diane Soffer on committee.

NEW BUSINESS

\$225 paddle sign was installed.

Median planting repaired.

Chairman of the bulk cable committee, Joe Powers has a meeting with Comcast for new agreement. Also, he will meet with other vendors to see what is available.

Wireless sprinkler timer repaired as per Gregor.

Requesting estimate for playground equipment repair/replacement.

Mailing out of cable statements-amount changed from \$420.00 to \$445.00.

Adjourn

Meeting adjourned at 9:15 pm. Diane made motion seconded by Susan.