

PHEASANT WALK HOMEOWNERS ASSOCIATION
MEETING MINUTES
MAY 16, 2007

The meeting was called to order at 7:35 P.M. by Brent Hoover. Present were Brent Hoover, Virginia Henry, Diane Soffer, Rich Leight and Brenda Huntington. Also present were Sheri Scarborough and Brandon Strassburger of P.A.C. Management along with approximately 16 owners.

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

Treasurers Report

Virginia reported a total of \$222,636.58 in the First Southern operating account. Virginia requested additional time to review the financial statements as she has not been able to sit with Sheri and go over everything. Virginia will email the Board of any concerns after she has met with Sheri.

Summer meetings will be held at the First Baptist Church. As P.A.C. Management doesn't receive the bank statements until the second week of the month, Virginia made a motion to move the meetings from the second Wednesday of the month to the third Wednesday of the month to provide more time to look over all bank statements. The motion was seconded by Brenda and approved unanimously.

Management Report

Sheri reported that she has contacted FPL regarding several street lights and/or poles that are in need of repair. Palm Beach County was also notified of several sidewalks that are in need of repair.

Sheri also presented to the board her recommendation to purchase inexpensive plastic signs for all meeting locations and times. Diane made a motion to approve purchasing the signs for up to \$100.00. The motion was seconded by Virginia and approved unanimously.

Sheri suggested that 24 homeowners be sent to the attorney for collection. Therefore Diane made a motion to send the 24 homeowners to the attorney for collection. The motion was seconded by Brenda and approved unanimously.

Committee Reports

Dick Pope presented to the board 20 architectural review forms of which 18 were approved by the architectural committee and two were sent back due to insufficient information.

The landscape committee presented to the board recommendations for maintenance and improvements.

All ideas were discussed. Brent asked Mike Cormier to get bids for the requested work in order to budget them in the future.

A request for volunteers to remove exotic vines at the park was discussed.

New Business

The bid approval process was discussed and Brenda requested that all contracts for services be bid out to at least three companies.

The Board unanimously agreed to an expenditure of \$1,468.78 for a new pump house in the park.

The Board unanimously agreed to an expenditure of \$200 for mediation.

The two tree trimming proposals that have been received by P.A.C. Management were presented to the board. No action was taken at this time.

Security questions arose as to when the Sheriff will be patrolling the community. The situation was discussed and Brenda motioned to take responsibility of over seeing the Sheriff's hours along with Sheri. The motion was seconded by Diane and approved unanimously.

Old Business

A.C.C. Committee process was discussed and Dick Pope suggested all requests for architectural change be giving directly to P.A.C. Management, forwarded to the Committee if and only if the request is completely filled out. This will shorten time and keep things organized.

There being no further information to come before the board this meeting was motioned to be adjourned.