

**PHEASANT WALK HOMEOWNERS ASSOCIATION
MEETING MINUTES
November 15, 2006**

The meeting was called to order at 7:50 P.M. by Brent Hoover

Present were Brent Hoover, Rich Leight, Ken Paulsen, and Brenda Huntington. Also present were Sheri Scarborough and Nancy Sutthoff from P.A.C. Management along with approximately 20 owners.

Brenda Huntington moved to accept the minutes from the October meeting. The motion was seconded by Ken Paulsen and approved unanimously.

Treasurers Report:

Ken reported the cable account was over budget due to misinformation from the previous management company and that account will be short 20K at the end of the year.

Management Report:

Sheri reported that the new accounts at First Southern have been opened.

Brenda Huntington asked the status of a home with code enforcement. Sheri explained Code Enforcement would be following up on January 2, 2007, to ensure the home is in compliance. The management company will then proceed accordingly if the home still does not meet community standards.

Communications Committee: Gary Schroepfer resigned from the Communications Committee. Gary thanked the BOD and the assembled homeowners for the opportunities presented. Brent thanked Gary for his service.

Security Committee: Joe Powers reported that on 13 November, an incident occurred with 4 teens at the community park and this was being investigated by PBSO. He would like to schedule a Security committee meeting for 5 Dec at 7:30pm and the first Tuesday of the month thereafter at the Fire Station. Brent asked Sheri to make the necessary arrangements and to also attend the first meeting.

Welcoming Committee: Joan Petraitis stated that only three welcome packages went out in the last month and that it is very slow, as it usually is this time of year.

ARB Committee: Dick Pope reported that everything was "routine". Brent Hoover stated compliance is improving and that the CCR and ARB processes have been successful.

Landscape Committee: Mike Cormier reported that he has been working with Palm Beach Broward Landscapers to get things improved. Mike also suggested the irrigation be installed at the front before any planting takes place, and he would like to at least mulch the front entryways before the holidays. He would like \$680 to purchase the mulch as well as \$100 worth of new holiday lights. Therefore, Brenda Huntington made a motion to accept the bid of \$680.00 for the purchase of the mulch for the front entry. The motion was seconded by Rich Leight and approved unanimously.

PAC Management offered to donate \$100 for new holiday lights at the front entrance.

The new front entry lights should be installed within the next two weeks when the electrician has the time to put in the new outlet boxes.

Mike volunteered to touch up the entrance wall with Sherwin Williams Ecrú paint.

NEW BUSINESS:

Bus Committee: Brent Hoover appointed four members to a “Bus Stop Committee”: Alex Hoffman, Lorraine Whiting, Tanya Gibson and Laura Szabo.

2007 Budget: Ken Paulsen explained the goals for the coming year and how they coincided with the proposed changes to the covenants which would add the option of paying the annual assessment in four payments as opposed to the current one time per year. The cable assessment would be added to the annual maintenance in 2008 if the amendment passes.

Ken explained that the proposed new assessment would be \$490 per year, which was \$60.00 more than the current assessment. The budget included the front entry beautification, the completion of the irrigation pump renovation, and the installation of irrigation lines at the front entry. Ken explained that the new budget also allows for the HOA to take \$10,000 into reserves for the coming year.

Brenda Huntington confirmed the park is a mess and a liability to the association and that it needs a thorough cleanup not just a path cleared. Brenda stated unequivocally that the Homeowners association is liable for common areas. Further discussion ensued with the homeowners present with each insisting the cleanout of the wooded area be done right and be done by licensed and insured contractors. The Board agreed that \$20,000 is needed to properly clean up the park and therefore added the amount into the budget.

After much discussion, Brenda Huntington made a motion to accept the 2007 Budget which results in a \$509 per year, per owner annual maintenance assessment. The motion was seconded by Rich Leight and approved unanimously.

Covenants Committee: Brent Hoover asked Bonnie Weldon to recap the proposed amendment to the Declaration. Bonnie explained that instead of eight separate documents for each section of Pheasant Walk, the proposed declaration would be 12 pages total and would include each section, thereby treating the community as one entity as it should be. She explained that the new documents removed obsolete restrictions such as no Jeeps, SUVs, pickup trucks (commercial vehicles are still restricted), and adoption of monthly, quarterly payments, semi annual or other time frame for the collection of the assessments. Bonnie informed the owners that fines are not included with the proposed amendment, however, a late fee has been added for any owner not paid within 30 days of the due date.

Jackie Harper stated that the new documents do not remove any rights currently held by an owner, but that they do streamline and update what is included therein.

Rich Leight motioned to approve the proposed draft of the covenants with the stipulation that the original draft be once more reviewed by the attorney before being distributed to the community. The motion was seconded by Brenda Huntington and approved unanimously.

Ken Paulsen motioned to have a special meeting on 11 December at 7:30pm at the Temple to vote on the proposed amendment to the Declaration. The motion was seconded by Brenda Huntington and approved unanimously.

Brenda Huntington motioned to adjourn the meeting at 9:57pm, seconded by Ken Paulsen and approved unanimous.