

PHEASANT WALK H.O.A.
MINUTES
NOVEMBER 14, 2007

The meeting was called to order at 7:30 pm by Brent Hoover, President. Present were: Diane Soffer, Brenda Huntington, Virginia Henry, and approximately 10 homeowners. Also present was Sheri Scarborough of P.A.C. Management.

MEETING MINUTES

Virginia motioned to waive the reading of the minutes and approved them as written. The motion was seconded by Brenda and approved unanimously.

TREASURERS REPORT

Virginia reported a total of \$81,916.06 cash on hand in the operating account and \$148,090.58 in the cable account. Total expenses thru October 31st were \$29,463.38 under budget. Current net income was \$45,649.13.

MANAGEMENT REPORT

Sheri reported DeFilippis Landscaping will fertilize the common areas the week of November 19th.

Sheri also reported the new lettering for the street signs is being installed. Gregor took exception to the process of removing the old lettering, therefore Sheri and Virginia will meet with the company.

Sheri also reported covenant violation letters were sent out again this month.

ARCHITECTURAL REVIEW BOARD

The ARB reported receiving five applications of which four were approved. One application to install a paver driveway and continue over the sidewalk is pending until the county issues the permit. Sheri will send each owner a letter.

PICNIC COMMITTEE

Brent commended the picnic committee for their work putting on such a successful event. Joan reported more than 450 residents attended and donations from numerous owners and local business made it happen.

LANDSCAPE COMMITTEE

Mike Comier asked Sheri to discuss with DeFilippis the trimming of the crotons which are to be

hand pruned only. Sheri is to have DeFilippis contact him to discuss the landscape plans. DeFilippis is also to let the hedges grow behind the newly painted fences to soften the look.

Sheri is to instruct DeFilippis to mulch Pheasant Way this month.

PARK COMMITTEE

Gregor will repair the supports on the playground equipment in January.

Virginia motioned to contract with Dick Pope to extend the new sidewalk all the way to the playground in the amount of \$1450 with a time certain date of December 20. The motion was seconded by Brenda and approved unanimously.

NEW BUSINESS

Diane motioned to accept the bid from Dick Pope, in the amount of \$500, to finish the dock posts by January 30, 2008. The motion was seconded by Brenda and approved unanimously.

Virginia motioned to retain the legal services of Lou Caplan of Sachs & Sax. The motion was seconded by Diane and approved unanimously.

The board discussed the 2008 proposed budget which would bring the annual maintenance assessment up to \$520 and cable down to \$382. After much discussion with the owners, Virginia motioned to approved the 2008 budget of \$364,500 in operating expenses and \$267,845 for cable. The motion was seconded by Diane and approved with Brenda opposed.

There being no further business the meeting was adjourned at 9:05pm