

**PHEASANT WALK HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
OCTOBER 22, 2008**

The meeting was called to order at 7:40 pm by Ken Paulsen at Prime Management's office. Also present were: Ed O'Donnell, Nina Ashton, Brent Hoover and Rolf Marti, as well as 50 homeowners. Deputy John Vislocky represented PBSO and Sheri Scarborough represented Prime Management in Marcos Viale's absence.

**MEETING MINUTES**

Brent motioned to waive the reading of the minutes of the September 17, 2008 meeting and approved them as corrected by Sheri prior to the meeting. The motion was seconded by Ed and approved unanimously.

**TREASURERS REPORT**

Ed reported in detail the financial state of the association, including \$113,747 in the operating account and \$184,857 in the cable account. Ed also reported currently there are eight bank foreclosures.

Ed motioned to turn over any account with a balance that is past due more than 90 days. The motion was seconded by Brent and approved unanimously.

**SOBER HOUSE**

The board informed the owners present at the meeting that the issue of the "sober house" in the community has been turned over to the attorney. Many owners gave recommendations and suggestions such as: contacting the building department regarding ADA codes, required licensing, property tax fraud, contacting the mortgage company as well as many other suggestions. Sheri will contact agencies that have not been contacted to date as well as forward comments and recommendations onto the attorney.

The Board unanimously approved having the attorney send the owner of the "sober house" a letter demanding they immediately cease the operation.

Sheri will set up a meeting for the Board to sit with the attorney and discuss the issue and to meet with the owner as requested. All meetings with the attorney will be noticed to each Board member via emailed. In accordance with Florida law, there will be no notice to the owners, nor will they be permitted to attend these meetings with the attorney.

**MANAGEMENT REPORT**

Sheri reported Prime sent two invoices to two owners for reimbursement of dock insurance. Marcos obtained a quote from Feldman, Feldman and Associates for the 2007 for the Board's review. Sheri also reported that Marcos obtained the following bids:

Mulch:	
DeFilippis	\$6,900
Lukes Sawgrass	\$6,435

Lake treatment of hydrilla:

Allstate Resource Mgmt      \$495 initial treatment and optional \$225 monthly

The Board voted unanimously to table the mulching at this time and to have the lake treated one time for \$495.00

### COMMITTEE REPORTS

Ed O'Donnel reported the Budget Committee had it's first meeting and is hoping to reduce the yearly maintenance to \$460.00. The committee will be meeting again at night to accommodate those owners that wish to attend but are unable to do so during the day.

Bonnie Weldon reported the Architectural Review Committee reviewed the following applications and recommends approval:

17765 Foxwood Way: Pool, with the condition a wood fence is placed along side of the home in order to shield the pool from view of the street in front of the home.

4265 Sugar Pine: Pavers

17703 Raintree: Paint driveway

17600 Lake Park: Paint House

4320 Cedar Creek: Fence

17713 Pine Needle: Paint

17681 Briar Patch: Fence

17777 Crooked Oak: Paint

Brent motioned to accept the recommendations of the committee. The motion was seconded by Ed and approved unanimously.

Deputy John Vislocky reported several car burglaries and recommended all homeowners keep valuables out of the vehicles and keep outdoor lights on.

Brent Hoover motioned to ratify the electrical repairs completed on Pheasant Way during the month. The motion was seconded by Ed and approved unanimously.

Nina will work with Leo Urban to obtain a full list of plants in order to solicit bids for the landscape project. Nina had a copy of the landscape plan, but due to time limits, the plan will be discussed at length at another time.

Ken updated the Board on the Community picnic which will be held on November 1<sup>st</sup>. There will be a bounce house, cotton candy, face painting, foot and tents. The picnic will be from 12 - 4 and will cost the association nothing.

Ed motioned to adjourn the meeting at 9:25 pm. The motion was seconded by Brent and approved unanimously.