

Preserve at Lake Washington

Subdivision Homeowners Association, Inc.

Meeting Minutes: December 3, 2007

Board Members present: Bud DeVillers, Jenny Ruda, Vince Greenwade, Steven Scott, Bruce Mochwart, and Stacey Jeffcoat.

Sara Bernin from Bayside Management Services and several homeowners were present.

Call to Order:

President Bud DeVillers called the meeting to order at 7:20 pm at the Eau Gallie Library.

Proof of Notice:

The meeting notice was mailed in accordance with the By-Laws and Florida Statutes.

Minutes:

Minutes from the Board meeting on 10/22/07 were approved by motion from Bruce, second by Vince. All in favor. Motion carried.

Officer's Reports:

Treasurer's Report- Jenny presented the financial report and presented the Profit/Loss statement and Balance Sheet. She questioned Estoppel letters and reiterated the list of duties as a Treasurer. Discussion regarding late fees, interest and any other fees associated with collection of dues. Discussion follows regarding the pros and cons of hiring an attorney to handle legal items such as filing liens. Stacey asks if the Board still would like to invest in a money market account. Discussion.

2008 Operating Budget- Stacey motions to approve the 2008 Operating Budget, **Bruce seconds**. Discussion follows. **All in favor, Motion Carries**.

Unfinished Business:

•**Lawn Service/Grounds-** Bruce reads a statement regarding fiduciary responsibility and fiscal responsibility. He has received three bids for lawn service for the common areas. He speaks of the bids and what is included;

one of the companies will sign a two year contract to keep the price set (low bidder of \$450.00 / month) and help the budget process. He also addresses the cost of the back entry sign.

Bruce motions to discontinue current lawn company and hire from one of the new bids. **Motion withdrawn.**

Discussion follows regarding lawn service and the way the common grounds look; pictures are passed around.

Sign pricing discussed in relation to saving money on lawn service.

Further discussion on bids and review of bids. **Vince motions** to send a 30 day termination letter to Tim Hogan of LawnScape Design (current company); **Stacey seconds. All in favor, motion carries.**

Vince motions Flawless be hired and a two year contract be signed, **Steven seconds. All in favor, motion carries.**

New Business:

•**Meeting Dates-** Question asked regarding if 2008 meeting dates were set yet; someone needs to contact the library to do so.

•**Sign Bids-** Brett Fencl presents bids for the entry sign; Smart Lite's bid is identical to the existing sign with non-working lights; Kendal Signs has vinyl letters with working lights. Someone would need to attend a variance meeting and pay the fees involved. Discussion follows. Brett is asked to attempt to renegotiate to lower price of Smart Lite's bid.

Bruce motions to attend meeting to obtain variance for the sign, including paying any involved fees; **Steve seconds. All in favor, motion carries.**

•**ARC-** Jenny has a question regarding the ARC fee. Discussion follows reiterating the decision the Board made regarding submission fees in a previous meeting.

•**Social Report-** No social report at this time.

General Discussion:

•**Next Meeting-** Monday, January 22, 2008 at 7pm at the Eau Gallie Public Library.

Adjournment:

There being no further business to come before the Board the meeting adjourned at 8:45 pm.

These minutes were taken by Sara Bernin, Bayside Management Services and approved by the Board of Directors on 1/15/08__.