

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**OCTOBER 20, 2005**

Meeting was called to order at 7:00 p.m.

Present: Alan Sinclair, Tom Serridge, Debbie Beaty, and Karin Daley

Minutes: No minutes were presented for approval. The minutes of the September 22, 2005 and of October 20, 2005 will be presented at the November meeting for action.

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$49,000. It was moved by Alan Sinclair, seconded by Karin Daley, and carried with a 4-0 vote to approve this report and file for audit.

**Old Business**

The annual party is set for November 5, 2005, 6:00 – 10:00 p.m.

Letters were sent out noting increase of the monthly association fee, as well as the party information and the reminder on pet waste.

The Association was served with Notice of Lien against 2374 Hanover Street property – 9/8/05, concerning mortgage foreclosure and naming the Homeowners Association and two unknown tenants.

City of Dunedin sent two notices that all homeowners leaving “large” items out for trash pick up will be charged \$15.00 per item, i.e., refrigerators, hot water heaters, mattresses, etc.

**New Business**

The association fee coupons will be processed and ready for mailing to homeowners the first part of December. A notice on the trash pick up restrictions will be included in this mailing.

The Board will work on formulating next year’s budget at the next workshop.

Nancy Sinclair has offered to take over the website for Curlew Landings and to send out a quarterly newsletter. Board agreed to take necessary steps to move this responsibility from Gail Lang to Nancy. The Board also approved the monthly expenditure of \$14 to maintain this site.

**Comments from the Audience**

Kim Beaty suggested that a committee be formed, names gathered to form a group to help with any hurricane prevention measures in case of a threat to our area.

There being no further business to be brought before the Board, It was moved by Tom Serridge, seconded by Alan Sinclair, and carried with a 4-0 vote to adjourn the meeting – meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Karin Daley  
November 17, 2005