

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
DECEMBER 15, 2005

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

Present: Debbie Beaty, Manny Borg, Tom Serridge, and Alan Sinclair

Minutes: The minutes of the November 17, 2005 meeting were presented for approval. It was moved by Tom Serridge, seconded by Alan Sinclair, and carried with a 4-0 vote to approve the minutes, as corrected.

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$46,000. It was moved by Manny Borg, seconded by Alan Sinclair, and carried with a 4-0 vote to approve this report and file for audit. The Board also agreed to move \$10,000 into a thirteen-month CD at 4.5%.

Old Business

Coupons and letters were mailed to homeowners.

A letter will go to Kim Van Haaster and Marilyn Canterino, owners of 613 Duchess, fining them for leasing their property and the leasee moving in without first having that applicant complete proper paperwork. This is the second time this has occurred with these owners – therefore, the fine will be increased from \$50.00 to \$100.00.

The Annual Meeting will be scheduled for January 19, 2006.

New Business

Kathy Brissette attended this meeting. The Board offered the open position to Kathy. Kathy stated that she felt her schedule would not allow her to serve but that she is more than willing to work with the Board on any project.

Tom read a note from Jeanne Bennett thanking the Board for the hard work they do on behalf of the homeowners.

Update on Newsletter – Final draft was approved and it will be placed on our website. The Board expressed their appreciation to Nancy Sinclair, working with Gail Lang, for accomplishing this great task.

Comments from the Audience

Mary Skinner-Narine – Concerned that some dog owners are still not picking up after their pets.

There being no further business to be brought before the Board, It was moved by Manny Borg, seconded by Alan Sinclair, and carried with a 4-0 vote to adjourn the meeting – meeting adjourned at 7:18 p.m.

Respectfully submitted,
Debbie Beaty, in Karin Daley's absence - January 29, 2006

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
MINUTES -- ANNUAL MEETING
JANUARY 20, 2005

Roll Call – Quorum Established

The meeting was called to order at 7:00 p.m. Board Members present: Debbie Beaty, Tom Serridge, Manny Borg, and Alan Sinclair.

Minutes: The minutes of the Annual Meeting of January 16, 2004 were presented for approval. It was moved by Tom Serridge, seconded by Manny Borg, and carried with a 4-0 vote to approve the minutes, as submitted.

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$49,727. It was moved by Alan Sinclair, seconded by Manny Borg, and carried with a 4-0 vote to approve this report and file for audit.

New Business

It was moved by Tom Serridge and seconded by Debbie Beaty to appoint Karin Daley to the Board and to fill the position of Secretary. This motion was carried with a 4-0 vote.

Debbie Beaty requested nominations for positions on the Board:

It was moved by Tom Serridge, seconded by Karin Daley, and carried with a 5-0 vote to appoint Debbie Beaty as President.

It was moved by Tom Serridge, seconded by Karin Daley, and carried with a 5-0 vote to appoint Gail Lang as Vice President.

It was moved by Debbie Beaty, seconded by Alan Sinclair and carried with a 5-0 vote to appoint Tom Serridge as Treasurer.

It was moved by Tom Serridge, seconded by Alan Sinclair, and carried with a 5-0 vote to appoint Manny Borg as Grounds.

It was moved by Tom Serridge, seconded by Manny Borg, and carried with a 5-0 vote to appoint Alan Sinclair to hold a seat on the Board of Directors.

It was moved by Tom Serridge, seconded by Debbie Beaty, and carried with a 5-0 vote to appoint Rick Simon to hold a seat on the Board of Directors.

There being no further business to be brought before the Board, it was moved by Karin Daley, seconded by Manny Borg, and carried with a 5-0 vote to adjourn the meeting – meeting adjourned at 7:07 p.m.

Respectfully submitted,
Karin Daley – January 19, 2006