

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
APRIL 20, 2006

Roll Call – Quorum Established

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

Minutes: The minutes of the Meeting of March 16, 2006 were presented for approval. It was moved by Tom Serridge, seconded by Alan Sinclair, and carried with a 5-0 vote to approve the minutes, as submitted.

Treasurer: Tom Serridge presented the financial report, stating that the total between checking and reserves is \$55,677, --\$10,000 of that placed in a CD bearing a 4.5 % interest rate. Tom reported that \$21,000 has been paid to Citizens for insurance; that \$34,000 has been collected on the insurance assessments; and, that there are only two homeowners who have not submitted their first assessment payment which was due March 30. It was moved by Karin Daley, seconded by Manny Borg, and carried with a 5-0 vote to approve the report and file for audit.

Old Business

Debbie Beaty stated that she will have “No Pets” sign placed by the tennis courts.

Tom is still working on getting the gate with a lock on the property-line by the west end of the docks/seawall.

Tom reported that three units have been sold – 2397 Hanover, 645 Duchess Blvd, and 645 Drake. He stated that the contract is still pending on 531 Walden. Board Members agreed that property owners who are selling are to be informed that any outside “decorations” are to be removed.

New Business

Board Members reviewed a letter/offer from a tennis instructor to offer instructions to homeowners using our courts – at a cost to the student with a portion of that fee being paid to the HOA. This information will be posted on the website with the direction that should anyone take advantage of this offer, they are personally responsible for letting the instructor in & out of the court area....the instructor leaving immediately when he has no students from our property. It is also a clear message that **no one other than immediate homeowners** may take advantage of this.

Roland Hansen submitted a letter of complaint regarding someone having a dog in the pool area. No Pet signs will be attached to the fence surrounding the pool.

Board discussed briefly the letter sent to all homeowners from Progress Energy detailing the change in meters.

Tom reported that he had receive a letter from Citizens Insurance that as of July 1, 2006, Curlew Landings must have an appraisal completed on the property. The Citizens representative stated that they have agreed to split the cost with the HOA.

Curlew Landings Homeowners Assoc.
April 20, 2006 -- Page 2

Presentations From the Audience

Bill Brennan thanked the Board and especially Tom Serridge for all the work that is accomplished on behalf of the homeowners.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Karin Daley, and carried with a 5-0 vote to adjourn the meeting – meeting adjourned at 7:21 p.m.

Respectfully submitted,
Karin Daley, May 18, 2006