

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

**Roll Call – Quorum Established**

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

**Minutes:** The minutes of the June 15, 2006 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 submitted.

**Treasurer:** Tom Serridge presented the financial report, stating that the total between checking and reserves is \$61,356 --\$10,000 of that placed in a CD bearing a 4.5 % interest rate. It was moved by Rick Simon, seconded by Alan Sinclair, and carried with a 4-0 vote to approve the report and file for audit.

**Old Business**

Tom reported that all payments of the second installment of the assessment for the insurance have been received, with the exception of three who remain delinquent. Tom stated that these three have received the “delinquent” notice in form letter. Those delinquent as of this date with their second payment are as follows: Wyzorek, Michael Kosterlitz/Gail Bottone, and Caffiero-Cabeal. A letter will be forwarded to Mr. Wyzorek notifying him that a copy of that letter will be forwarded to the attorney, Mr. Tankel; and, that he is to remit full the amount owed to Mr. Tankel, who will then remit appropriate funds to the HOA.

**New Business**

Tom reported on the history of the insurance premium – that one year ago, the premium was approximately \$48,000; that we received an increase due to a required reappraisal of the property in February with new amount due April 1, 2006; and, that now, ten days before premium is due, we have received notice that the premium will be \$242,000. Tom stated that the insurance agent, Dave Siperek, was in attendance at this meeting and will be attending the Board’s August meeting to respond to the residents. Board Members discussed the possibility of splitting Curlew Landings into two sections – Phase 1 and Phase 2 – in order to meet criteria set by Citizens Insurance that would decrease the total value and thus reduce the premium. Dave explained that by taking the appraisal down to two packages and reducing the total value of each package to under \$10 million, we may save some on the total premium. This option will be discussed with the attorney to determine the correct process, should this be the route to take. The Board expressed their desire that, should this split on paper be needed, the documents/covenants remain as one document over one neighborhood, Curlew Landings HOA. Kim Beaty, Tom Serridge, and Rick Simon offer to review the new appraisal to ensure its accuracy. Dave will bring back to the Board more finalized figures and a written proposal to divide the property. Board Members agreed to conduct a special meeting on August 8, if it is still deemed necessary.

Board Members agreed to discuss the annual party at their next workshop.

**Audience**

Terry Bouchard stated that she is being accused of submitting a complaint regarding a neighbor who painted a wall – and, requested that this misunderstanding be addressed by the Board. Terry also requested that the Board take needed action to have those who rent across the street from her no longer park their car on the street. Terry stated that, not only can she not exit her driveway safely, emergency vehicles will also find that area impassable in an emergency. Tom and others will begin to monitor this situation and take appropriate action.

There being no further business to be brought before the Board, it was moved by Rick Simon, seconded by Alan Sinclair, and carried with a 4-0 vote to adjourn the meeting – meeting adjourned at 8:32 p.m.

Respectfully submitted,  
Debbie Beaty, October 19, 2006