

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**FEBRUARY 15, 2007**

**Roll Call – Quorum Established**

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

**Minutes:** The minutes of the January 18, 2007 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.

**Financial Report**

Tom Serridge presented the financial report, stating that there was a balance of \$46,840.00 with \$10,000 of that in a CD. Tom reported that \$8,300.00 was paid on the insurance premium; that \$1,435.00 was paid for Federal Income Tax; that \$251.00 was paid to the State of Florida; and, that Brighthouse is now \$16.95 per unit, which is a group rate. It was moved by Manny Borg, seconded by Alan Sinclair, and carried with a 4-0 vote to approve the report and file for audit.

**Old Business**

Nothing to report at this time.

**New Business**

Tom reported that the Board has received a request from a homeowner to have permission to change the sliding glass doors on the bottom deck to French doors. Discussion followed by the Board and it was decided that, though the appearance would be enhanced, it would not be consistent with all remaining homes. Therefore, the request was denied: Tom will inform the homeowner.

Tom reported that there was some water damage at 638 Drake Lane and that he took care of it and replace the outside sill and some studs, etc. Tom stated that the work was completed same day request was received.

Tom reported that one homeowner fell while on one of the swings along the water. Tom took pictures of the swing – one side lower than the other – and, removed both swings from the water's edge to eliminate the possibility of a liability.

Tom stated that he has informed the Dock Association, through Gene Ray, that any damage to the grounds as a result of equipment, trucks, etc., during the dock repair process will have to be repaired, at the cost of the Dock Association. Debbie Beaty will do a letter to validate this conversation.

**Audience Presentations**

Ned Kitchens – Stated that he was the homeowner that had weather damage along the window sill and stated that he is remodeling that bathroom area and did not want the repair work done by Tom and then have the contractor say there is more to be done. Tom stated that he met with Ned and that Ned stated that he did not want the repair of the sill, etc., to be done until the contractor takes a look at things. Tom and the Board cautioned Ned that the repair by the HOA will have it's limitations.

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Roger Leff – Questioned whether the Board had heard anything regarding the insurance premium. Tom responded that we had heard some news about a proposed reduction but that we are not expecting a rebate, only a change in what is remaining on the premium.

Mary Skinner – Questioned whether the Board is looking at adding storm windows. It was decided that –  
1) it will remain the homeowners responsibility to protect their own windows and that a workshop discussion will be held as far as any type of permanent fixtures to hold plywood, etc.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Manny Borg, and carried with a 4-0 vote to adjourn the meeting -- meeting adjourned at 7:32 p.m.

Respectfully submitted,  
Deborah Beaty in the absence of Karin Daley, Secretary  
March 15, 2007