

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

**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 February 15, 2007 meeting 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.

**Financial Report**

Tom Serridge presented the financial report, stating that there was a balance of \$49,500 with \$10,000 of that in a CD. 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**

Tom Serridge reported that repairs have been made to 638 Drake Lane and that a thank you note has been received from the Medfords.

A letter was sent to the Dock Association asking for \$36.68 for a water bill owed.

Notice was sent to 634 Duchess concerning maintenance fees past due.

A letter was sent to 2376 Hanover regarding the noise caused by one of their vehicles.

**New Business**

Tom reported a termite problem on Drake Lane and that it was immediately addressed by the company responsible for the termite protection, at no cost to the association.

Tom reported that the new owners at 2371 Hanover are Garth & Teresa Duquesnay. Tom stated that this unit sold for \$415,000 with a dock.

Board Members discussed the proposed project at Pirate's Cove & docks which was presented to the Board at this month's workshop by the owner of Pirate's Cove. Debbie Beaty presented a draft of a letter to be sent to the owner indicating that this proposed remodeling/expansion was discussed by the Curlew Landings HOA Board of Directors and that the Board sees no problem with their plans. Becky Bodenstein suggested that the Board speak with those residing along the canal to ensure they had no problem with the plan. This will be done.

**Audience Presentations**

Abe Bodenstein – Questioned why the HOA would have to pay Federal Income Tax. Tom Serridge responded that we are a not-for-profit organization and that we have a taxable income.

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 4-0 vote to adjourn the meeting -- meeting adjourned at 7:35 p.m.

Respectfully submitted,  
Karin Daley, Secretary  
April 19, 2007