

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**APRIL 19, 2007**

**Roll Call – Quorum Established**

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

**Minutes:** The minutes of the March 15, 2007 meeting were presented for approval. It was moved by Manny Borg, seconded by Tom Serridge, 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 55,600 with \$10,000 of that in a CD. Tom reported that the following amounts were received from the Dock Association: \$51.00 for damages to grounds during repairs to docks and \$36.00 for their portion of the water bill. It was moved by Karin Daley, seconded by Manny Borg and carried with a 4-0 vote to approve the report and file for audit.

**Old Business**

Board Members agreed to send a second letter to the owner of 549 Walden Court concerning the noise issue, vehicles exceeding the speed limit and a reminder to pick up dog waste.

**New Business**

Tom Serridge reported that he received a bid from Florida Leak in the amount of \$350 to find an existing leak in the spa. The amount of the fee will be applied to the cost if the leak is found to be inside the spa; however, an additional cost will be applied if the leak is found to be on the exterior or surrounding area of the spa. Board agreed, through consensus, to go ahead and allow this company to try to locate the leak. Tom will report back to the Board at the next meeting or workshop.

It was agreed by the Board that a letter will be sent to Mr. & Mrs. Fousak, owners of 538 Walden Court, and a copy to the renters of that unit to remind them that parking of cars should be in designated area, not in circle around fountain.

A letter to the City of Dunedin will be given to the owner of Pirates Cove to indicate that the Board has offered various opportunities for homeowners to give their input regarding the proposed renovations at Pirates Cove and, as of this date, have received no negative feedback.

**Audience Presentations**

No presentations.

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 4-0 vote to adjourn the meeting -- meeting adjourned at 7:16 p.m.

Respectfully submitted,  
Karin Daley, Secretary  
May 17, 2007