

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
MAY 17, 2007

Roll Call – Quorum Established

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

Minutes: The minutes of the April 19, 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 \$61,000 with \$10,000 of that in a CD. Tom reported that he had received no information regarding the insurance. Tom also reported that owner of 637 Drake had not yet submitted her monthly fees for both April and May: A letter will be sent to attempt collection of the payments with the associated late fees. It was moved by Alan Sinclair, 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 Florida Leak inspected the spa to find the leak and that the estimate to move further was \$1200 with no promise that they could even locate the leak. Tom and Manny will proceed with work to locate and fix the suspected leak.

Tom reported that the letters sent out to two owners on Walden Court regarding speeding, noise and parking must have done the trick. An improvement in all areas have been observed.

Tom reported that the clubhouse is rented by Jim Gulino for this Saturday.

Audience Presentations

Virginia Hansen stated that there have been empty beer bottles thrown around the visitor parking on Hanover - on the grass and on the blacktop. Board Members decided that if this persists, letters will be sent to all who reside on the north end of the community and this area closely watched for future violations.

Kim Beaty questioned whether a work request was required to place lattice around the air conditioners. Tom responded in the affirmative.

There being no further business to be brought before the Board, it was moved by Manny Borg, seconded by Alan Sinclair and carried with a 4-0 vote to adjourn the meeting -- meeting adjourned at 7:10 p.m.

Respectfully submitted,
Debbie Beaty in the absence of Karin Daley, Secretary
June 21, 2007