

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

Meeting was called to order at 7:00 p.m. Present: Debbie Beaty, Manny Borg, Alan Sinclair and Tom Serridge. Absent: Karin Daley and Rick Simon

**Approval of Minutes**

The minutes of the October 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 of the October 18, 2007 meeting, as submitted.

**Finance Report**

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$51,267 of which \$10,769 is in a CD. Tom reported that the total cost of the annual party was \$1530.00; that the 50/50 totaled an income to the HOA of \$69.00; and, that the cost of decorations, \$60.00, was taken from the 50/50 amount. It was moved by Manny Borg, seconded by Alan Sinclair and carried with a 4-0 vote to approve this report and file for audit.

**Old Business**

Debbie Beaty reported on the Annual Party – that approximately 85-90 people attended; that the gift from homeowners to Tom Serridge in appreciation for what he does totaled \$2055.00; and, that the winner of the 50/50 was Carol Serridge. Carol in return used some of her winnings to tip the disc jockey.

Rick Simon and Mary Skinner-Narine will coordinate their efforts to lock and unlock the added security locks on the pool/spa area.

Lien has been placed against 535 Walden Court – maintenance and late fees in arrears \$1709.00.

Alan Sinclair discussed the power stabilizer – reporting that the cost is \$800 and that he saved \$90 the first month. Alan will place information on the website for homeowners to review independently.

New garbage cans have not yet been received but will most likely be delivered by the first of the year. The Board will continue to enforce the by-laws that require receptacles to be kept “out of sight” – working with the homeowners on this issue since the new trash container is larger than most of the present containers. The Board will design some “fair” guidelines for this. The Board will also, once the containers have been received, schedule a date to place house numbers on each container.

**New Business**

Tom Serridge reported that we will be experiencing many increases to the budget, i.e., 7.5% for water & sewer; 5.6% for garbage; \$41.84 increase per quarter for termite protection; etc. Tom also expressed concern with the unknown of insurance. The Board will discuss at their next workshop the increases and the demand they will put on our budget and reserves, with a proposed budget coming to the December 20, 2007 meeting for final approval.

**Audience Presentations**

Becky Bodenstein commended the Board for another great party. Becky said the best thing was that everyone was talking to each other.

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 7:20 p.m.

Respectfully submitted,  
Debbie Beaty in the absence of Karin Daley, Secretary  
December 20, 2007