

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**AUGUST 21, 2008**

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

**Approval of Minutes**

The minutes of the July 17, 2008 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 April 17, 2008 meeting..

**Finance Report**

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$53,400, of which \$10,000 plus is in a CD. Tom reported that collection of past due amounts were successful on all but one unit. 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**

Tom Serridge reported that we had received notice of a possible \$10,000 increase in our insurance premium; that he contacted our agent who suggested that we get a new appraisal; that Tom followed through with this at a cost of \$1600.00; and, that the expenditure of \$1600 has saved us the increase in the insurance – no increase will occur this year.

Debbie Beaty reported that the letter went to homeowners in response to the petition circulated by a couple of the homeowners to have the pool and spa hours extended to after dark. Debbie stated that many of those who originally signed the petition have since requested that their names be removed, now that they are aware of the regulations laid in force by the Health Department.

Debbie & Tom updated those present regarding the directions received from the Dunedin Fire Marshall regarding the following: 1) hard-wired smoke detectors on all levels; 2) all trash containers and receptacles are to be removed from under outside stairways; and, 3) the need to remove the stove from the Recreation Center. The Board will discuss this further and a letter will be sent to homeowners. The issue of inspection and maintenance of fire hydrants was also relayed to the Board by the Fire Marshall and the Board will determine the best way to bring that to a resolve.

**New Business**

Richard Brissette stated that his tax appraisal went up and was wondering if the new appraisal received by the Board might help in his appeal of his taxes. This information will be shared with Richard and Kathy.

Debbie reported that Friedhelm Wiederspecher had very recently & unexpectedly passed away at his home in Germany.

**Presentations From the Audience**

Becky Bodenstein questioned whether all letters and minutes were kept up-to-date on the bulletin board. Tom responded that they are. Becky requested that the Dock Association keep their minutes and letters in the same manner on the bulletin board. Becky also commended the members of the HOA Board for their continued hard work.

Comments were made that the dogs owned by Gail Bottone and Mike Kosterlitz continue to be let run unleashed and that one – a gray & white one - became very aggressive with another homeowners' dog who recently had surgery. The result of that aggressiveness was additional surgery and additional bills. A letter of notice and fine will be forwarded to Gail & Mike. It will be up to the owners of the dog injured to seek reimbursement for the added medical expenses, should they so wish.

There being no further business to be brought before the Board, it was moved by Manny Borg, seconded by Tom Serridge and carried with a 4-0 vote to adjourn the meeting – meeting adjourned at 7:39 p.m.

Respectfully submitted,  
Debbie Beaty in the absence of Karin Daley, Secretary  
September 18, 2008