

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 18, 2008

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

Approval of Minutes

The minutes of the August 21, 2008 meeting were presented for approval. It was moved by Manny Borg, seconded by Alan Sinclair, and carried with a 4-0 vote to approve the minutes of the August 21, 2008 meeting.

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$36,500, of which \$10,000 plus is in a CD. Tom reported that \$17,000 was paid out for the insurance premium. It was moved by Alan Sinclair, seconded by Manny Borg and carried with a 4-0 vote to approve this report and file for audit.

Old Business

Tom Serridge reported that regarding the Dock Association, the minutes are to be posted each month; it was agreed that the President of the Dock Association should attend the HOA meetings each month. It was noted that the Board Members have received complaints that calls to that individual were not being returned to realtors who had questions pertaining to dock fees and assessments, thus holding up sales of properties. A letter is to be sent to Matt Richards - President, Dock Association - regarding these issues.

Tom reported regarding the need for hard-wired smoke detectors on all levels of each unit.

A letter will be sent to each homeowner that includes a form to be returned indicating whether they are in compliance with this directive received from the Fire Marshall. The form is to be completed and returned to the HOA Board of Directors. Discussion took place on the letter received by the HOA regarding the dredging of Curlew Creek by Cove Marina.

New Business

It was reported to the HOA that a large satellite dish has been mounted to the outside wall of a home on Hanover, home owned by Matt Richards. It is reported that Mr. Richards did not submit a request for permission to do so; and, that a letter will be sent informing him of that, that the dish is too large, that it is not to be mounted beyond the balcony wall and that it is to be removed within a given period of time.

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Presentations From the Audience

Report received by the Board indicates the dogs are still running loose over on Hanover – dogs owned by Mike Kosterlitz and Gail Bottone. A letter and notice of fine will be sent, in accordance to the by-laws.

Karl Bonsack reported that numerous dog owners are dumping their pets' waste into Curlew Creek. Notice will be given to those individuals owning pets along Hanover and follow up will be done with the City of Dunedin regarding such infraction.

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

Meeting adjourned at 7:37 p.m.
Respectfully submitted,
Karin Daley, Secretary
October 16,2008