

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
NOVEMBER 20, 2008

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

Approval of Minutes

The minutes of the October 16, 2008 meeting were presented for approval. It was moved by Tom Serridge, seconded by Alan Sinclair, and carried with a 6-0 vote to approve the minutes of the October 16, 2008 meeting.

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$40,000, of which \$10,000 plus is in a CD. It was moved by Karin Daley, seconded by Manny Borg and carried with a 6-0 vote to approve this report and file for audit.

Old Business

Tom Serridge reported that he will work with Matt Richards to make sure the satellite dish is moved to the appropriate place in his home.

Annual party was deemed a success and final cost would be included in the next financial report.

Tom reviewed the proposed budget for 2009 -- the work to be done on the pool, i.e., resurfacing at an estimated cost of \$12,000 and the installation of new filters as required; a savings on our Citizens Insurance policy due to a re-evaluation of the property; building expenses have increased due to the replacement of beams and wood siding to older units; cost of pool chemicals have increased; an expected 25% increase from Progress Energy; and, an expected increase in water/sewer. Board Members suggested the use of an assessment to cover those projects considered capital improvements, i.e., pool resurfacing and required improvements and the resurfacing of the roads. The vote on the assessment will be put before the membership at the Annual Meeting in January 2009.

It was moved by Rick Simon, seconded by Manny Borg, and carried with a 6-0 vote to approve the proposed budget for 2009.

New Business

An abusive e-mail was received by the Board Members. The Board discussed the matter and it was determined that the author of the e-mail would be invited to attend a regular meeting and speak their complaint at that time. Discussion followed by members of the audience and the Board Members to the effect that Board Members for the HOA volunteer of their time and should not have to take such abuse.

Presentations From the Audience

Abe Bodenstein asked about treasury buying a lottery ticket to try our luck: Board Members agreed this would not be something the HOA Board of Directors would do. Becky Bodenstein questioned whether the condition of our tennis courts is monitored. Tom reported that he periodically checks on the courts. Board Members agreed that this may be project to be considered. Becky commended the Board for another great annual party.

Virginia Hansen asked for an update on the smoke detectors upgrade. Tom reported that approximately 50 out of the 94 homeowners had responded.

Bill Williams stated that he just returned to Florida and that the community looked in great condition.

Nancy Sinclair requested that if anyone has pictures from the HOA party, please send them to her since she was out of town at that time.

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 6-0 vote to adjourn the meeting.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Karin Daley, Secretary

February 19,2009