

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

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

Approval of Minutes

The minutes of the November 20, 2008 meeting were not available for approval. They will be presented at a "Subsequent 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.-Tom reported that there was an emergency water valve replacement at a cost of\$2,050 for all work completed. It was moved by Manny Borg, seconded by Alan Sinclair and carried with a 5-0 vote to approve this report and file for audit.

Old Business

Tom Serridge reported that he has received estimates for the paving & sealing of roads at a cost of \$3,900. The cost of this capital improvement will be covered by a portion of the assessment, should it be approved by the membership at the Annual Meeting.

Tom reported that he has received an estimate for the resurfacing of the pool and the installation of the new grates at \$13,000.00

Tom reported that the spa is closed temporarily due to a broken pipe ~ will be re-opened once repairs are completed. Tom and Manny are working on this project. .

New Business

The Annual Meeting is set for January 15,2009.

The Board received comments of appreciation from the homeowners present and commented on the condition of the property.

Trash pick-up will be on Fridays during the holidays.

A complaint was received by the Board from Rose Lapinski regarding the leaves that are blown in her direction by a neighbor living at the entrance of the property.

Presentations From the Audience

Nancy Sinclair asked for any information needing to be included in the next newsletter. 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
February 19,2009