

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**DECEMBER 17, 2009**

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

**Approval of Minutes**

The minutes of the November 19, 2009 meeting was presented for approval. It was moved by Tom Serridge, Alan Sinclair and carried with a 5-0 vote to approve the minutes, as submitted.

**Finance Report**

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$23,400. Tom also reported a loss-to-date of \$5000 due to unpaid maintenance fees. It was moved by Karin Daley, seconded by Manny Borg and carried with a 5-0 vote to approve the financial report and file for audit.

**Old Business**

Tom reported that letters have been drawn up by the attorney for properties owned by Alfonso - 598 Walden Court and DeLoach -549 Walden Court; and, the Board of Directors has approved the signing of these papers by the President of the Board, Debbie Beaty. It was moved by Manny Borg, seconded by Karin Daley and carried with a 5-0 vote to proceed with the suggested legal action and remit the processing costs \$1500 to Mr. Tankle, attorney.

It was moved by Manny Borg, seconded by Tom Serridge and carried with a 5-0 vote to move forward with a lien on the unit owned by Michael Kosterlitz, 2395 Hanover, due to an ongoing nonpayment of monthly maintenance fee and no communication to same from owner.

**New Business**

A report of damage to a valve box on property by the docks caused by a dock member was presented. Tom Serridge offered to check it out. Upon finding any damage, the Board agreed to have the cost of repair billed to the Dock Association and leave it to them to recoup the cost from the dock owner who caused the damage.

A thank you note was received from Suncoast Hospice for the donation made from the community in the name of Ned Kitchens. Mrs. Kitchens also expressed, in writing, her appreciation for the same.

A note was received from Anthony & Pat Monaco thanking the Board for their work.

Karin Daley submitted a letter concerning insurance changes with condos. Tom Serridge offered to check into whether it pertains to our Association.

**Presentations From the Audience**

Judy Leff reported that a tree behind her unit was dropping branches and requested that someone look at this. Judy also commented on the poor condition of the grass behind her home on Walden. Board agreed to address both matters in the spring.

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Ed Daley thanked those who made sure that holiday lights were hung so quickly, for the nice appearance of the property; and, for the new palm planted in front of their home. Thanks went to T.S. for his continued hard work on the grounds.

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 5-0 vote to adjourn the meeting – meeting adjourned at 7:30 p.m.

Respectfully submitted,  
Karin Daley, Secretary – January 21, 2010