

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**FEBRUARY 18, 2010**

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

**Approval of Minutes**

The minutes of the January 21, 2010 meeting was presented for approval. It was moved by Tom Serridge, John Bavlish and carried with a 5-0 vote to approve the minutes, as submitted.

**Finance Report**

Tom Serridge reported that we have a total of \$20,400 in the checking account. Tom reported that the insurance payment of \$8500 was paid last month; that we continue to lose \$1200 per month from the three units in foreclosure; that FEMA plans to increase the flood insurance by \$105, effective May 1, 2010. It was moved by John Bavlish, seconded by Manny Borg and carried with a 5-0 vote to approve the financial report and file for audit.

**Old Business**

Tom Serridge and Debbie Beaty reported that Bob Tankle's law office has now provided us with a program that will forward to us an electronic link to receive updates on the individual cases that firm is handling for us. John Bavlish stated that he has experienced difficulties in opening the files and will make contact with Mr. Tankle's group to resolve the issue.

Tom Serridge informed the Board that the unit owned by L. Cabral is now three (3) months behind in their maintenance fees; that a check for \$300 was dropped off at the office; and, that the check and the matter have been handed over to the attorney.

The Board has approved a letter to be sent to homeowners who are delinquent three (3) months or more in their maintenance fees that notifies them that, in accordance with the by-laws – Article II (B), their voting rights and right to use any recreational facility on the property has been suspended until such fees are brought current. The letter will also state that any violation of this restriction will result in a \$50 fine per infraction.

**New Business**

Debbie Beaty announced that the Board had received a letter from Tru Green asking that we consider them for our lawn care service. The Board declined the invitation.

There being no further business to be brought before the Board, it was moved by John Bavlish, seconded by Alan Sinclair and carried with a 5-0 vote to adjourn the meeting – meeting adjourned at 7:28 p.m.

Respectfully submitted,

Debbie Beaty, in the absence of Karin Daley, Secretary – March 18, 2010