

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 15, 2010

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

** . Please note that there were no actions taken at the March Meeting, due to the lack of a quorum. Therefore actions to be taken on minutes and financials for both March and April will be taken at this meeting.

Approval of Minutes

The minutes of the February 18, 2010 and the March 18, 2010 meetings were presented for approval. It was moved Tom Serridge, seconded by John Bavlish and carried with a 5-0 vote to approve the minutes of February 18th, as submitted. It was moved by Tom Serridge, seconded by Manny Borg and carried with a 5-0 vote to approve the minutes of the March 18th, as submitted

Finance Report

Tom Serridge reported that we have a total of \$20,040 in the checking account. Tom reported that we continue to lose over \$1200 per month due to the nonpayment of maintenance fees by four homeowners, Alfonso, Bottone/Kosterlitz, Caffiero-Cabral and DeLoach. Tom also shared that we lost several palm trees due to the extended cold weather this winter and that we still have three left to be replaced. It was moved by Manny Borg, seconded by John Bavlish and carried with a 5-0 vote to approve the February report and file for audit. It was moved by Karin Daley, seconded by John Bavlish and carried with a 5-0 vote to approve the March report and file for audit.

Old Business

John Bavlish, Tom Serridge and Debbie Beaty reported that they are unable to open the reports being logged by the Attorney and his staff regarding the foreclosures. Debbie will make verbal contact with Mr. Tankle and express the concern in order to find a solution.

Letters were sent to the owners of the four homes in foreclosure to notify them that, due to the continuation of their unpaid fees, their usage of the pool/spa, tennis courts and voting rights have been suspended by any and all who are either associated with or visiting these homes. This letter also informed the residents of a fine, should this directive be violated.

Homeowner Ron Savelo has requested permission to use the clubhouse on a weekly basis. The Board discussed the request and reaffirmed the present policy on the use of the clubhouse -- \$200 security deposit and \$75 per use. Debbie Beaty will form a letter to relay the Board's decision to remain with the current policy. John Bavlish suggested that the Board draw up a policy to address similar requests, incorporating the present guidelines into the policy.

New Business

Karin Daley expressed her concern with the pool/spa gate not being closed tightly by those using the pool, stating that she feels this is a liability to the HOA. Karin also expressed concern with children in this area being unsupervised. The Board noted that any homeowner can approach a child who is without adult supervision in the pool/spa area.

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It was reported that a homeowner on Hanover has more than two dogs. A letter of notification will be sent to the homeowner.

It was reported that 634 Duchess is on the market.

Presentations from the Audience

Thanks were expressed to Tom Serridge and T.S. for their hard work in refurbishing the landscaping.

Virginia Hansen mentioned that she is experiencing a problem with dog-waste problem being left at the side of her home. The Board will respond appropriately if there can be a description of either the dog or the owner.

There being no further business to be brought before the Board, it was moved by Manny Borg, seconded by John Bavlish and carried with a 5-0 vote to adjourn the meeting – meeting adjourned at 7:46 p.m.

Respectfully submitted,
Karin Daley, Secretary – May 19, 2010