

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
May 20, 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

Approval of Minutes

The minutes of the April 15, 2010 meeting was presented for approval. It was moved John Bavlish, seconded by Manny Borg and carried with a 5-0 vote to approve the minutes of April 15, 2010 meeting, as submitted

Finance Report

Tom Serridge reported that we have a total of \$20,040 in the checking account. Tom reported that he is trying to replace the palm trees that were killed by the extended cold weather this winter but that the cost per palm is now \$400, rather than the previous cost of \$200. Tom also reported that we continue to lose approximately \$1300 per month due to the non-payment of maintenance fees by four homeowners. It was moved by Manny Borg, seconded by John Bavlish and carried with a 5-0 vote to approve the report and file for audit.

Old Business

Tom reported that there are still 13 homeowners who have not responded to the request made by the Fire Chief and his staff regarding the hard-wired smoke alarms; and, clarified that we are to actually have hard-wired alarms on all levels. There will not be a house-to-house inspection – therefore, one more letter will be sent to those homeowners requesting that evidence of compliance with this directive be presented to the HOA. We have been cautioned that should a fire occur and it becomes apparent that the home was not protected with a hard-wired detector, it is very possible that the homeowner's insurance will not pay for damage. Tom and John will follow up with our insurance company to see whether this potential infraction has any bearing on our HOA's policy.

Tom reported that the letter sent to 549 Walden Ct (need to remove business lettering off the car) was successful. The letter to 2595 Hanover (garbage/trash around the perimeter of the home) was unsuccessful and a \$50 fine will be assessed. A letter was sent to 586 Walden Ct to solidify the fact that the HOA's policy/procedure will be followed – a payment for the facility will be required for each time they would be renting the clubhouse.

In response to a request submitted to Attorney Tankle by Debbie Beaty, the HOA received an update on the efforts regarding the four homes delinquent in HOA fees. Mr. Tankle has suggested that the HOA assist in moving the process forward by paying the filing fee of \$500. At this time, the Board agreed to not remit such payment to Attorney Tankle. A June 10, 2010 hearing has been set for the Alfonso case; the Deloach property now has a lean on it and is in foreclosure; and, the law firm is moving forward on the other two cases – Cabral and Kosterlitz/Bottone.

New Business

Structural damage caused by water was discovered at 566 Walden Court after a floor was taken up for a kitchen remodel project. Citizens Insurance was contacted and a claim was filed, followed by an inspection. The claim was denied. The HOA Board stated that three (3) bids should be solicited on work needing immediate attention, as the owners contractor cannot finish the floor until the issue is addressed. The Board will view bids as they come in and a decision will be made.

Presentations from the Audience

Michael Paulson introduced himself as the new owner of 614 Drake Lane.

Garth Duquesnay, a 3-year resident on Hanover, requested that the Board consider having a contractor paint the buildings – using different pastel colors. Mr. Duquesnay has had someone come on the property in order to present him with an estimated cost. This will be discussed at our next workshop. Garth also offered to help spruce up the front entrance and change the sign.

Beverly Bartholemew questioned how the foreclosures would work to benefit Curlew HOA. Tom and the Board explained the process thus far and what is proposed.

Mr. Paulson questioned whether the Board had considered requiring a security deposit from new homeowners. The Board explained that this measure was put in place within the last year but that there have been no sales in the last year.

There being no further business to be brought before the Board, it was moved by John Bavlish, seconded by Manny Borg and carried with a 5-0 vote to adjourn the meeting – meeting adjourned at 7:50 p.m.

Respectfully submitted,
Karin Daley, Secretary – June 17, 2010