

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
November 18, 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 October 21, 2010 meeting were presented for approval. It was moved Tom Serridge, seconded by Manny Borg and carried with a 5-0 vote to approve the minutes of October 21, 2010 meeting, as submitted.

**Finance Report**

Tom Serridge reported that we have a total of \$34,000 in the checking account; and, that the total cost of the annual party was \$670.00. It was moved by Karin Daley, seconded by Manny Borg and carried with a 5-0 vote to approve the report and file for audit.

**Old Business**

Debbie reported that the homeowner's gift to Tom Serridge this year totaled \$2,195. The 50/50 at the party raised a total of \$130 of which \$65 was won by Kim Beaty and \$65, plus an additional \$35 out of the treasury, was sent as a total donation to Hospice of \$100. Kim gave his winnings to T.S. (groundskeeper) in appreciation for all he does to keep the property looking great.

Tom reported that the HOA received a total of \$4700 in the finalization of the purchase of the Alfonso unit, 598 Walden. This unit is now under contract, although no application has been received as of today's date. Maintenance fees are now to be paid by the owner/bank, pending the finalization of the sale.

Tom also reported that a sale is also pending on Kosterlitz/Bottone unit, 2395 Hanover; that the short-sale deadline is January 14, 2011; and, that notice has been provided as to the amount due to the HOA from this unit, \$5500.

Tom stated that a closing is being finalized on 642 Duchess; and, that Cabral unit, 634 Duchess, will be receiving another complaint letter fining them for having three dogs, rather than meeting the limit of two dogs per home.

**New Business**

John Bavlish presented the proposed budget for 2011 and stated that the insurance and water bills are both increasing for the coming year. John reported that the expenses for 2010 were, at this date, \$355,700.00 with \$7000.00 in reserves. **It was moved by John Bavlish, seconded by Tom Serridge and carried with a 5-0 vote to approve the proposed budget for 2011.**

The date for the Annual Meeting was scheduled for Thursday, January 20, 2011.

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**Presentations From the Audience**

Carl Bonsack voiced his concern over sand that has been brought in & placed on the grass near the water by a homeowner. Tom and John will look into this.

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 7:17 p.m.

Respectfully submitted,

Karin Daley, Secretary – January 20, 2011

***\*\*\*Please note – There was no meeting of the HOA Board conducted in December 2010.***