

PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING
Tuesday, February 17, 2009 AT 7:00 PM
CALVARY CHURCH OF THE NAZARENE, APOPKA**

MINUTES

- 1. CALL TO ORDER – meeting was called to order by Mary Loffredo. Present was Sharon Richardson, Fernando Soto and Linda Benner Jobman. Both Jan Pratt and Al Harper were unavailable. Three homeowners in attendance in addition to Officer Poppo of City of Apopka police Neighborhood Watch.**
- 2. PROOF OF NOTICE was acknowledged and posted on Sunday which meets the 48 hour requirement**
- 3. CERTIFY QUORUM – three of five members present.**

Officer Poppo spoke to the membership about implementing a Neighborhood Watch Program in the community. Linda offered to chair a committee. The information presented by Officer Poppo was informative and the consensus is that we should pursue a committee.

- 4. APPROVAL OF MINUTES – PREVIOUS MEETING motion to accept the minutes as amended by Linda, 2nd by Sharon, ua.**
- 5. FINANCIAL REPORT – Mary presented the financial report. Currently there is \$16,795 in the operating account. There is a small balance due of \$3.88 which will be closed and placed in operating. There is a large amount of homeowners who are delinquent in their assessments. The 30 day out totals \$6874.60 which means that they have not paid their first quarter's assessments. The total amount of individuals past due, in foreclosure or at the attorney total \$23,938.78. One of the homeowners wanted to see the list and Mary advised the board member Sharon not to show anyone for fear of privacy issues. Public information is allowed but Mary informed the homeowner to send her an email asking to see this information first. Homeowner complied.**

Sharon informed the members that she is opening the landscape bidding to other vendors such as Windsong Landscape in an effort to reduce costs. She will speak to other vendors as well and get quotes.

Sharon requested that Mary research the bills from Blue Skies. There are some very large amounts that took place on their statement.

6. COMMITTEE REPORT

President Report – since Jan was not available, no report

A. ARCHITECTURAL REVIEW

Linda said that she has not received any new applications.

7. OLD BUSINESS:

ENFORCEMENT – There were concerns from the board and the homeowners are not keeping up with their properties even after PCM sends out the letters. Mary informed the board that after we have exhausted all letter writing campaign, we could send it to the attorney for covenant enforcement. Mary did say that Attorney Cooks costs were minimal unfortunately, we are not able to go after the homeowner for these costs. There was discussion centered on the members in attendance saying that we could go after the homeowner for costs. Mary reiterated only after we go through mediation and win, can we sue and be awarded judgment. Mary was directed by the board to have Attorney Cook send lot #2159 a letter regarding their cracked driveway, tarp on chimney, raising the tree canopy and overall general appearance. Sharon said that the house has been in disrepair for a long time since she is a neighbor and has not seen any repairs. The board collectively agreed to send this to the attorney.

Mary said that she will contact Attorney Cook and explain the problems and this house and have him address the mediation laws as well.

CONTRACTS – Sharon said that the landscape contract was not signed appropriately and Mary said that its not the contract she was looking at but the specifications which do not need to be signed. The Central Florida Landscape contract was dated 3/1/06 and goes till 2/28/09 but it has a 30 day out.

8. NEW BUSINESS:

A. POOL GRATE PROPOSAL – Tim from Dive on in Pools will install the grate next week (Friday) for a low bid of \$468.00 which the board approved.

B. POLICE REPORT UPDATE – Sharon will follow up on this.

The board agreed to limit President's expenses to \$150.00 without a board approval.

9. ADJOURN: motion by Linda, 2nd by Fernando – time 9:16pm.

