

PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING
Thursday, March 12, 2009 AT 7:00 PM
CALVARY CHURCH OF THE NAZARENE, APOPKA**

MINUTES

- 1. CALL TO ORDER – meeting was called to order by Sharon Richardson at 7:05PM. Present was Sharon Richardson, Fernando Soto and Al Harper. Numerous homeowners were attendance. Mary Loffredo and Lana Bogden represented Premier Community Managers.**
- 2. PROOF OF NOTICE was acknowledged and posted on Sunday which meets the 48 hour requirement**
- 3. CERTIFY QUORUM – three of five members present.**
- 4. APPROVAL OF MINUTES – PREVIOUS MEETING motion to accept the minutes as amended by Sharon, 2nd by Fernando, ua.**
- 5. FINANCIAL REPORT – Mary presented the financial report. Currently there is \$11,733 in the operating account. The small balance due of \$3.88 was cleared up on the March Balance sheet. There are a large amount of homeowners who are delinquent in their assessments. The total amount of individuals past due, in foreclosure or at the attorney total \$20914. 13 of these homes are in foreclosure and 22 are already at the attorney.**

A lengthy discussion followed with numerous homeowners questioning what can be done about all of the past due accounts. Mary explained the procedure and costs involved for the community to pursue past due accounts. The question was also raised about the lawn maintenance on these homes that are in Foreclosure as they are bringing down the value of other homes. Mary What can and can not be done legally and explained that no matter what needs to be done, money is a factor for the community.

- 6. COMMITTEE REPORT**
 - President Report – since Jan was not available, no report**
- A. ARCHITECTURAL REVIEW**
 - Linda was not present so there was no report.**
- 7. OLD BUSINESS:**
 - ENFORCEMENT – Mary presented a letter to the Board from a Homeowner that received a letter from Albert Cook regarding the Outstanding violations at her home. The homeowner was requesting More time to do the repairs. Board discussed and made the decision To give the homeowner 60 days to complete repairs.**
- 8. NEW BUSINESS:**
 - A. LANDSCAPE BIDS– Sharon received 3 bids for landscaping, all of Which included mowing all the way down to the retention pond. Al**

Brought up the fact that the last time the community mowed all the way To the retention pond St. Johns Water threatened to fine the community \$10,000. Sharon stated that she knew for a fact that they can not do That and stated that she attended a closed hearing regarding this at the City of Apopka where it was decided that the community can mow all The way down. Decision was made to postpone decision on the Landscaping bids until Lana can get a written answer regarding this From St. Johns and also the City of Apopka.

Lana will also get price from Roberts Tree Service to get a bid for Pruning the trees.

- B. WEBSITE: Lana spoke to Bluehost regarding getting an invoice for Renewal for 2 years on the website. Will call again tomorrow to check On status.**

Motion to adjourn was made by Sharon and seconded by Fernando at 8:20 PM.