

**PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING  
THURSDAY SEPTEMBER 10, 2009 AT 7:00 PM  
CALVARY CHURCH OF THE NAZARENE, APOPKA**

**MINUTES**

- 1. CALL TO ORDER** – meeting was called to order by Jenny McGee at 7:030pm. Present was Al Harper, Jenny McGee, Janet Bailey, and Linda Jobman.. Numerous homeowners were attendance. 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** – 4 Board Members were present.
- 4. KAREN WONSETLER** – Karen spoke to the community regarding her law firm. She explained that the majority of her work is with HOA's and collections. She does not charge the HOA every for collection of dues.
- 5. MIKE FROM GREEN VALLEY LANDSCAPE MANAGEMENT** – Mike presented the board with a report of everything that had been done this month.
- 6. APPROVAL OF PREVIOUS MEETING MINUTES** – Jenny made a motion to approve the minutes. Al 2<sup>nd</sup>, ua.
- 7. FINANCIAL REPORT** – Al presented the financial report. Lana went over the delinquency report and Jenny made a motion that the HOA hire Karen Wonsetler as their new attorney, Linda 2<sup>nd</sup>, ua.
- 8. COMMITTEE REPORT**
  - a. Architectural Review:** Linda did not have any new ARC applications, however she did want to mention that the men's bathroom looks like it is being hosed to clean. Lana will discuss with Marci. Also will talk to him about the grates near the tennis court.
- 9. OLD BUSINESS:**
  - a. Enforcement:** Lana had sent out show cause letters to the following homes:
    - 1111 Bent Way Ct. to paint home – Board gave homeowner extension until 1-1-2010
    - 2469 Lake Jackson Cr. – Lawn – Board gave homeowner extension until 11-30-09
    - 2555 Lake Jackson Cr. – Sod – Board gave homeowner extension until 11-30-09
    - 2429 Lake McDade Ct. – Lawn, DW – Homeowner did not attend, will send to attorney.
  - b. Pool Leak:** Jenny made a motion to accept the bid from American Leak Detection after reviewing the proposal from Ace tomorrow. Janet 2<sup>nd</sup>, ua.

**Tree Trimming:** Is completed and looks nice.

- 8. NEW BUSINESS:**

- a. Sharon Richardson has resigned from the board due to personal issues.**
- b. Camera Replacement Proposal – Lana has not received an answer from Palmer regarding any warranty on this item. Will table until we can get more bids and an answer from Palmer.**

**There being no further business, meeting was adjourned at 9:00 pm.**