

**CARLETON OAKS HOMEOWNER'S ASSOCIATION, INC.**

**Board of Directors Meeting**

**Thursday, April 8, 2010 at 7:30 PM**

**Location: Carleton Oaks Clubhouse**

**I. Determination of a Quorum:**

In attendance were Stephen Prefer, John Costas, Frank Disesso, Pam Bates and John Ali.  
Also in attendance was Dyan Boothe, representing Seacrest Services, Inc.

**II. Call to Order:**

John Costas called the meeting to order at 6:04 PM

**III. Approval of the Minutes:**

Pam Bates motioned to accept the Minutes of March 11, 2010 Board Meeting as Amended. Steve Prefer seconded the motion. Motion passed with all in favor.

**IV. First New Business:**

John costas asked to put first order of new business ahead of all other business to have Management companies give their presentations.

1. Second interview of community Management:

- Howard, representing Unity Management, gave brief presentation of his Management company and answered Board questions.
- John Newsone, representing Continental Management, gave brief presentation of his Management company and answered board questions.

**V. Correspondence:**

A) There was no correspondence

**VI. Presidnts Report:** Steve Prefer discussed the \$9000.00 savings the association will have with a new Landscape contract over the course of the next three and half years.

**VII. Treasurer Report:** See attached report by Pam Bates. Steve Prefer motioned to accept the Treasurer's report as given. John Ali seconded the motion. Motion passed unanimously.

**VIII. Committee Report:**

**ACC**-See attached Report submitted by Lori Morgan

**Violations**-Update given by bob Bradley. 120 active violations of which more than half are all regarding pressure cleaning the privacy walls. 65 more letters are scheduled to go out.

**Maintenance Report**-see attached given by Pam Bates

**VI. Property Manager's Report:**

Dyan Boothe gave report:

1. ACC Walk through completed by Manager. This will complete all cleaning notices and various items not in compliance. Re-inspection on first letters was completed and second notices were sent. A third re-inspection was completed by Manager today to confirm compliance on specific addresses.
2. ATT Network supervisor Wayne Erker, who replaced first contact, was contacted regarding damaged sod. After discussion with him on Wednesday he confirmed sod will be repaired. I have inspected today and found new sod was installed.

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3. Landscape hard cut will take place in April & May.
4. Mark Forsythe has prepared a suggested landscape replacement list for the community plants that have not thrived in the community and will forward to Pam before Friday.
5. Correspondence with RV Johnson regarding Worker's comp and community volunteers update- After discussion with Agent, they have sent a supplemental form which now includes coverage of community volunteers while on property, specifically for Board of Directors and Committee Members. This further protects the Association, not the volunteer.
6. Two Pool keys ordered from Cypress Locks to have on hand for requests.
7. Items found on inspection to be added to Landscape Replacement list:
  - 8753-dead Queen Palm, front bed
  - 8991-12 Ixora plants dead along privacy wall
  - 8995-20 ixora plants in back bed are dead and 1 jasmine star plant dead in front bed.
  - Island next to 8840, common area has 90 ixora plants that need replacement.

**VII. Old Business:**

**A) Sidewalk Solutions:** Pam Bates motioned to accept proposal from Sidewalk solutions to correct community sidewalk lifting. Frank Disesso seconded the motion. Motion passed with all in favor.

**VIII. New Business:**

**A) Discussion on adding New Trim Colors to Homes; Beige, Cream & Off White colors-** Board Tabled discussion.

**B) Review of Cable vs. Directv vs. Dish Network-** Board discussed findings that Dish does not have bulk rates and requires a dish on every house. Directv will cost 34,000. The first year, 80 channels, and 40,000 each year after.

Pam Bates made a recommendation to request contract from Comcast.

**C) Update on Workers Comp coverage-** given with Managers report.

**D) Landscape Replacement-** Vila & Sons contract discussed. Board tabled discussion

**E) Power Washing Schedule-** Pam Bates motioned to do walls at end of the year. John Ali seconded the motion. Motion passed with all in favor.

Board discussed not to represent any contractor in the future by posting information. Steve Prefer motioned to not post any recommendation for contractors. John Ali seconded the motion. Motion passed with all in favor.

**F) Tennis Court Windscreens-** Pam Bates motioned to throw away moldy screens. Steve Prefer seconded the motion. Motion passed with all in favor.

**G) Official Voting on potential Management & Landscaping Company Replacement-** Pam Bates motioned to take discussion of Management & Landscape out of Board meeting and into a Workshop. Motion failed.

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At this time the Board requested the Property Manager to exit the meeting so that further discussion regarding the Cable contract and Management contract could be discussed and voted on.

Discussion ended in motion to adjourn the meeting by a vote of 3-0 with two abstentions made by Frank Disesso and Steve Prefer