

BOARD OF DIRECTORS' REPORT

Bits & Pieces from the Board Meeting



1. The Association continues to operate within the black.
2. The planting budget for the first quarter be spent on upgrading and replacing plants around the club house and pool. The Board voted to table a motion to upgrade the median until common areas within the community are addressed. Many thanks to Hank Rosely who sought bids, interviewed landscapers, and designed landscape designs for the Northlake median.
3. Board determines to maintain a relationship with current legal counsel.
4. John Ali will serve as liaison for landscaping and will meet weekly with Seacrest Landscape Supervisor Andrea Hanlon.
5. John Costas appointed as liaison between the Community and Seacrest regarding work orders.
6. 24 Homes signed with professional Exteriors for power washing of their homes at a reduced rate.
7. Board discussed a legal opinion that advises that while the ACC can interpret guidelines, only the Board can promulgate new guidelines.
8. Board discussed a legal opinion that advises that the Association can collect capital improvement contributions from new home purchasers. Questions remain and the board's position needs to be further clarified.
9. Manager contacted pool service contractors to obtain proposals for pool maintenance

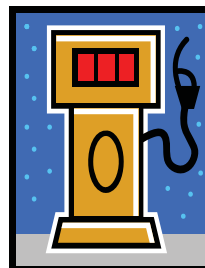
at the request of the Board.

10. Violation letters sent to various home owners.
11. Appeals' Board upholds but reduces fines imposed for basketball hoop and illegal parking.
12. Manager reports that an electrician repaired ladies' bathroom fan that was not operational.
13. Manager reports that Cypress Locks replaced rest room locks with locks that cannot be opened when rest room is occupied.
14. Property maintenance man conducting regular weekly wet checks tests at a savings to



the HOA. Seacrest is being billed for irrigation heads that are cut by the mowers.

15. Tennis cabana cleaned and to be sanded and painted when Maintenance Tech has down time.
16. Maintenance Tech reminded to check and rake tot lot sand area on a weekly or needed basis.
17. Maintenance Tech replaced spotlight at community West Side front entrance.
18. Board decides to post Treasurer Reports and Financial Statements on the website.



19. Board signs a new contract with Amerigas, the provider for gas for our pool heater resulting in a savings of approximately 33%. A rebate of \$65 will be sought from the gas company as reimbursement for failure to

BOD's Report Continued

provide gas in a timely fashion.

20. Play ground- A legal opinion as to the rights of the Association to remove or maintain the play ground is being sought

21. Cable – Discussion about arranging a meeting with a negotiator from Rudich & Associates Consulting regarding renewal or termination of our current contract with Comcast

SPECIAL MEETING APRIL 1 to discuss Cable

The Board of Directors will meet with Joel Rudich of Rudich & Associates on Wednesday, April 1 at 7:00 p.m. The purpose of this special meeting is to discuss options available to the Board if it chooses to renew its cable contract with Comcast which expires in 2010.

Mr. Rudich is a semi-retired cable TV/business executive/consultant with over 25 years' experience in the cable industry. He would like to offer his services in the Board's search to obtain the best possible set of Television, Internet and Telephone services now available in the market. He has negotiated for Wycliffe as well as having direct involvement in Ballen Isles, Broken Sound, The Courtyard, Brigadoon Condominiums, the Juno Beach Condominium Association and Bayview in Coconut Creek. In addition, he was a consultant to both Adelphia and Comcast dealing with HOA renewals. He has expressed an interest in negotiating our contract with Comcast or some other provider, if the Board decides which of its options to pursue.

The meeting is strictly informational and the community is invited to attend since it is an open Board meeting.

Late Assessments

Carleton Oaks has been able to maintain its financial stability primarily because our members are attentive to paying their assessments on time. However, rigorous attention given to collecting assessments from those who have been delinquent is also another factor. In 2008 the Board amended its policy on collecting late assessments.

After several meetings the Board adopted the following policy regarding late assessments:

1. Fifteen (15) days after an assessment's due date, the management company sends a demand letter to the owner informing him/her is late, a late fee of \$25 is applied and a request is made for

immediate payment

2. If payment has not been received by the next quarter Florida Statute mandates that any payment received is first applied to any outstanding late fee. A fifteen day deadline is given after which, if payment is still not received, an additional late fee of \$25 is added to the account and it is turned over to the attorney for collection. Any and all costs incurred are the homeowner's responsibility.

3. The Board has a duty to enforce its governing documents and any action taken by the Association's attorney is mandated by the Associations Covenants, Article IX, 9.4 Remedies, page 20 as well as by Florida Statute.

Residents Elect New Board

Over 72 residents either sent in a proxy or attended the 2009 Shareholders Annual Meeting, thus meeting the quorum requirements for a meeting to be held.. Four candidates ran for the three open seats on the Board. They were John Ali, Pam Bates, John Costas, and Frank Dissesso. The community and the Board want to thank Mr. Frank Dissesso who ran but failed to win a seat on the Board. His interest to be an active member of the community willing to donate his skills and time to benefit our community exemplifies the best of what we seek in a community member.

The Board met immediately afterward and selected their officers:

- Bob Bradley - President
- John Costas - Vice-President
- Marjorie Schnier - Secretary
- Pam Bates - Treasurer
- John Ali - Director

UPCOMING MEETINGS

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| Architectural Control Committee (ACC) Thursday, April 2 - 6 p.m. Carleton Oaks Clubhouse | Architectural Control Committee (ACC) Thursday, May 7 - 6 p.m. Carleton Oaks Clubhouse |
| HOA BOD Meeting Thursday, April 9 - 7 p.m. Carleton Oaks Clubhouse | HOA BOD Meeting Thursday, May 14 - 7 p.m. Carleton Oaks Clubhouse |

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter.

