

Date: February 28, 2011
Place: Jubilee I, King's Point South Clubhouse
Roll Call By: Secretary Harris
Also Present: President Palumbo, Vice-President Insinga, and Treasurer Villa
Quorum: A quorum was established
Call to Order: 1:33 pm by President Palumbo

Old Business: Review and approve minutes of previous meetings

Motion to waive reading of the 12/28/2010 BOD meeting minutes: President Palumbo.

Second: Vice-President Insinga. All in favor, motion carried.

Motion to approve the 12/28/2010 BOD meeting minutes: President Palumbo.

Second: Vice-President Insinga. All in favor, motion carried.

Motion to waive reading of the 2/09/2011 Special Membership meeting minutes:

Vice-President Insinga. Second: Treasurer Villa. All in favor, motion carried.

Motion to approve the 2/09/2011 Special Membership meeting minutes:

President Palumbo. Second: Treasurer Villa. All in favor, motion carried

New Business: Review and approve the following expenditures:

\$10.67 – Timer for Holiday decorations
\$190 – Roof repairs at units 1205/07 and 1227/29
\$63.50 – Additional amount for landscape refresh
\$6,940 – Valley Crest for mulch
\$812.16 – Valley Crest for irrigation enhancements to the rear of
units 1311/13 and 1315/17/19

Motion to approve payment of all the above expenses: Treasurer Villa.

Second: President Palumbo. All in favor, motion carried.

Discussion of other water-related issues

Dave Harris gave a report on issues involving the pooling of storm water in the areas of units 1307, and 1220-1222 as well as the encroachment of water on the lanai of unit 1244. Estimates were obtained from Steve Simmons Concrete to address the issues at 1307 (\$600) and 1220-1222 (\$1,000 + \$100 per pallet of sod, if needed). There was a discussion regarding Association finances and responsibility as well as unit owner concerns and the following motion was offered:

Motion to approve up to \$1,800.00 for work to be done at units 1307 and 1220-1222: Treasurer Villa. Second: Vice-President Insinga. Three (3) in favor, 1 opposed, motion carried.

President Palumbo requested that Mr. Harris contact Mr. Simmons to begin the work contract process and to request an estimate for the work needed at unit 1244.

Treasurer's Report: Additional expenses

A bill of \$55.00 was incurred for the removal of a fallen tree near unit 1301.

Motion to approve payment for this expense: President Palumbo. Second: Treasurer Villa. All in favor, motion carried.

Other information

Valley Crest submitted an estimate of \$330.00 for irrigation work behind unit 1327. The consensus was to seek an alternative proposal from Steve Simmons.

Unit 1235 is in foreclosure with a delinquency of \$3,885 in Association dues. In order to protect Association interests there will be a fee of \$350 to be represented at a hearing. In addition, the Association will need to place another lien on the property in July or August.

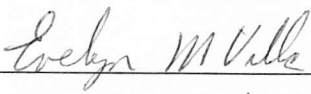
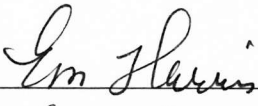


Community management fees have not yet been finalized because the Federation has not completed contract negotiations. Due to the Federation, Association dues have been increased by \$2.50 over the amount originally budgeted.

President's Report: President Palumbo announced: The pond pump is now working again. The Federation will meet on March 22nd to discuss performance reviews for Valley Crest and The Continental Group.

Good & Welfare: It was announced that the Association earned in excess of \$400 at the Community Garage Sale.

Adjournment: 2:25 pm. Motion by Pres. Palumbo, second by Treasurer Villa.

Submitted By: Ellen Moyle Harris, Secretary

Approved:  
 

Next Meeting: Monday, March 28, 2011