

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Mark Halmo, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Robert Uhrie made a motion to approve the minutes of the last meeting and Robert Galvin seconded and the motion passed unanimously.

Treasurer's Report:

As of November 1, 2011:

Revenue: \$79,950.49

80 members are current, there are 12 members with 4<sup>th</sup> quarter dues past due, 7 members owe in excess of \$210 and 4 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 12,216.08

Bank Balances as of October 31, 2011

Total: \$46,182.32

Checking: \$24,334

Interest Bearing: \$21,848.32

Robert Uhrie made a motion to approve the Treasurer's Report and Mark Halmo seconded and the motion passed unanimously.

Robert Galvin will prepare a draft budget for next meeting.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things).

McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them.

McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are new neighbors that need to be contacted.

Crime Watch: Unlawful entry reported and Robert Galvin put incident on website.

Website: Robert Galvin brought in a large screen t.v. and demonstrated the website to all in attendance. Cams can be accessed by typing in user ID and password. E-Mail [BoyntonWaters@Gmail.com](mailto:BoyntonWaters@Gmail.com) for user ID and password with your Lot Number

Robert Uhrie was told Robert Galvin still does not have June minutes. Robert Uhrie told group to contact him at his SunTrust email address for the time being as he doesn't have internet at home.

Cameras: We can have up to 8 and only have 6. A face shot and picture of exiting plates would be desirable.

Gates: Somewhat serious discussion re: installing an arm to prevent tailgating in.

Rules and Regulations: Approved \$200 fine for pushing open gates. This is a per incident fine and offender will also be responsible to pay any costs incurred as a result. Chuck Mucciolo made the motion, Mark Halmo seconded it and it passed unanimously. Along the same vein, Kip Brandrup will order a new sign that covers both trespassing and that announces the fine for pushing open the gates. The board expressed its strong desire to protect our wildlife. Mark Halmo made a motion that Chuck Mucciolo seconded and that passed unanimously that a \$500 per incident fine will be levied against anyone removing wildlife from the lake and not putting it back in the lake. Exact language is still to be determined, but the rule and fine goes into effect immediately.

Landscaping: Luis is back! Mark Halmo brought up house doing composting visible from street to Violations.

Lights: Robert Galvin said there are lights out at the south entrance and pointed out the timer needs to be adjusted for the lights on the guardhouse. Kip Brandrup and Mark Halmo indicated they would take care of.

Lake Maintenance: Nothing reported.

Landscaping front entrance: Terryco (?) will start \$4,100 project after December 1<sup>st</sup>, but before December 10<sup>th</sup> and will complete all work by December 20<sup>th</sup>. We will pay in 2 equal installments in January and February. Mark Halmo made the motion, Robert Uhrie seconded and it passed unanimously.

Todd Mason requested the board to forgive the expenses incurred when his tenant damaged the gate. The board is not inclined to do this. Initially, the Masons were told \$1,500 would be due. After further review and upon completion of all work with regards to the damage, a more accurate assessment of \$750+\$375 will be provided to the Mason's with a request to immediately remit payment for the damage. Chuck Mucciolo made the motion to deny the request for leniency and send out a letter with the correct amount owed and Robert Uhrie seconded and it passed unanimously.

Robert Uhrie will call contact attorney to see if any free information is available regarding filing liens on homes.

Gatehouse: Quotes of \$1,600 were rejected by the board. It was determined, that we would call Clint at Pressure Star for a quote.

I believe it was agreed that we do not have the money in the budget for decorating for Christmas this year.

Mark Halmo made a motion to the meeting and Robert Uhrie seconded and it passed unanimously.