

Boynton Waters HOA - Board of Directors Meeting

October 8, 2011

Hagen Ranch Road Library

Meeting called to order at 10am

Directors present: Larry Lofaro, Charles Mucciolo, Robert Galvin, Kip Bandrup & Mark Halmo. A quorum is present.

Mark Halmo made a motion to approve the September minutes, seconded by Kip, all in favor; passed unanimously.

Treasurer's report:

- YTD 2011 Total Income\$75,555.49
61 Members Current on Q4 Dues, (Not Including Late Fees) , 24 Members with 4th Quarter's Dues Pending, 3 Members with Balances Outstanding in Excess of \$210, 4 of these in excess of \$420
- YTD 2011 Total Expenses: \$60,786.75, Net Operating Income: \$14,768.74
- Cash in the bank, October 6th, 2011.....\$43,766.12 (Checking...\$21,924.02, Interest Account...\$21,842.10)

Architectural Review - no committee members present, no report

Violations - no committee members present, no report

Lot 40 - 9401 Cascade - in need of violations, still in limbo between courts and bank so far as we know.

Robert Galvin made a motion to have Coconut Palm maintain the property on a twice monthly basis, seconded by Mark Halmo. Separate billing to be established for assessment to bank.

- Larry Lofaro to contact Bob's Blue Pools for estimate to treat pool which is green.
- Kip Brandrup to contact Health Department for pool concerns.
- Chuck Mucciolo to assess property, further violations, contact attorney and process fines as may be necessary.

Landscape and Irrigation -

- Kip Bandrup made a motion to switch from Sunflower to Coconut Palm for the common area landscape and irrigation maintenance contract with a 30 day letter terminating Sunflower, seconded by Robert Galvin, all in favor; motion passed unanimously. Larry will prepare letter to Sunflower with a termination date of December 1, 2011.

- Mark Halmo made a motion to replace 3 missing/dead palm trees at a cost of \$1,100 as proposed by Coconut Palm, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Lake Maintenance - some discussion about furthering the aeration system into the next legs of the lake system

Gates and Security -

- We now have a cable connection at the guardhouse which will allow for the disconnect of the regular phone line and get telephone service for the access control via Comcast, saving the HOA money each month.
- We have been delayed again by WSA for the corrections to the installation; tentative completion next week with Stanley right behind to install the new camera and move an existing one.
- Board discussed the desire to repair the gates now rather than wait until cameras are in. Kip will coordinate the repairs of the gates with a contractor he has already received a quote from.

Social - no committee members present, no report

Holiday decorations - no committee members present, no report

Old business - no comments

New business - Mark Halmo made mention of a pending issue that needs to be looking into along the north side of the community where an invasive tree should be removed but doing so would affect the lake bank in that location and possibly create an undesirable view for the adjacent homeowner.

Charles Mucciolo made a motion to adjourn the meeting, seconded by Mark Halmo, all in favor; motion passed unanimously. The meeting was adjourned at 11:30am.