

DRAFT – NOT APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

As of August 31, 2010 balance of checking account was \$24,194.07.

For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent *(At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory)* ... with the work needed to be done based on his discussions with Aqua-Pro. *Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.*

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time.
General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary