

December 10, 2011, 10:05 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Robert Galvin, Kip Brandrup and Michael Hansen.

Robert Galvin made a motion to ammend the minutes of the last meeting to remove password and login for the cameras. Kip Brandrup seconded and the motion passed unanimously

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

The board discussed the liening of properties that are in arrears on dues. Board agreed that liens will only be filed once the balance goes above \$1,000 and that each individual case will be considered on a case by case basis. Estopple letters will still be used for homeowners with lower balances.

Larry Lafaro asked Mike Hansen to contact those with outstanding balances to avoid late fees.

Treasurer's Report:

Larry Lafaro presented the 2011 Profit/Loss balance sheet.

Larry Lafaro presented the 2012 proposed budget. It was agreed to change the allocation for a new camera/security system to \$5,000. Holiday lights were also added to the budget. Eric Malkin agreed to get estimates from other neighborhoods in order to provide a more accurate budget for the holiday lighting.

As of December 1, 2011:

Revenue: \$81,035.49

81 members are current, there are 11 members with 4th quarter dues pending, 7 members owe in excess of \$210 and 3 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 13,301.08

Bank Balances as of December 5, 2011

Total: \$43,429.17

Checking: \$21,853.71

Interest Bearing: \$21,575.46

Robert Galvin made a motion to approve the Treasurer's Report and Kip Brandup seconded and the motion passed unanimously.

The board discussed the need to rewrite the new Rules and Regulations pertaining to Lake wildlife and gate violations in order to comply with Florida Law and also allow the board discretion for violations. The rewrites will be available for the January meeting.

Kip Brandup agrees to postpone his presentation for the January meeting when more board members and homeowners are present.

Kip Brandup proposes the new gate sign in reference to violations. The board unanimously approves the new gate sign to be posted with the tow company sign.

Kip Brandup presented 4 bids for painting of the guard house. The board agrees to contract with Pressure Star Inc for the work. The board agrees to painting a more modern color scheme in keeping with the updated colors of the neighborhood.

After discussion on new camera/security system Larry Lafaro tasks Mike Hansen with making initial inquiry into costs and setup of new camera system.

Board Recognizes Eric Malkin (COWBRA rep). Discussed new charter school proposed in the preserve area of Boynton Beach Blvd just west of the turnpike.

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 no new neighbors that need to be contacted.

Crime Watch: Eric Malkin present. No issues to report.

Gates: Eric Malkin will look into the need to comply with new regulations regarding turn arounds if a permit is pulled for gate arms in addition to the gate.

Rules and Regulations: Rewrites of new rules will be available for approval at Jan meeting

Landscaping: nothing to report

Lake Maintenance: Nothing reported.

Gatehouse: Mike Hansen will contact Clint with Pressure star to discuss the bid approved by the board (paint type and color scheme).

Robert Galvin made a motion to close the meeting and Mike Hansen seconded and it passed unanimously.