

CLUBHOUSE VILLAGE OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting Minutes /October 15, 2008

The Board of Directors meeting for Clubhouse Village was held on October 15, 2008, located at the Clubhouse, Garden Room. Directors present were Father Pappas, Harry Unglaub, John Kranz, Dick Ryan and Jim Zernzach. Dixie Cory, CAM represented management.

Father Pappas called the meeting to order at 3:00 PM and stated a quorum was established with five board members present.

By proper motion Mr. Ryan first and Mr. Kranz second so moved to approve the April 10, 2008 minutes as stated, the motion passed unanimously.

Mr. Unglaub gave the treasurer's report stating the financials on in line with the amount budgeted. Mr. Unglaub stated the new laws will require the association to have an audit done every three years. By proper motion Mr. Unglaub first and Mr. Ryan second so moved to approve to hold a budget meeting on November 10, 2008 at 2:00 PM located at the Clubhouse Garden room. The motion passed unanimously.

Father Pappas asked management to follow up on the water lever of the spa, replacement of the glob on one of the lights at the pool and the water leak at unit 408.

Ms. Cory stated the State passed some new laws that will effect the association. Board members will be required to sign a certificate stating they have read and understand to the best of their ability the governing documents and the Florida condominium Laws and administrative code. The meeting to vote to approve the board to serve a 2- year term of office will be held on November 10, 2008. The new law on insurance will require all members to send proof that they have insurance on their unit to the association and to include on their policy an amount of \$2000 for a special assessment. Management will mail a letter to the owners of this new requirement that will be effective January 1, 2009. Also effective January 1, 2009 the association will be responsible to include the air conditioners in the association's insurance policy. The association will be responsible for any casualty to the air conditioner condenser and the member will be responsible for the maintenance of the air conditioner. House Bill 601 Insurance allows for Emergency Powers of the board only if a State of Emergency is declared to conduct meetings with out the notice procedures and mitigate for damages.

Discussion was made on mulch, Ms. Butler will meet with Grounds Master on where mulch is needed and only mulch the areas needed.

Discussion was made on power washing. By proper motion Mr. Unglaub first and Mr. Kranz second so moved to approve Steve to power wash the walkways to include air conditioner areas, carports tops and bottoms for \$1550.00, the motion passed unanimously.

Discussion was made on the contract for termites. By proper motion Mr. Unglaub first and Mr. Ryan second so moved to approve to renew the termite contract, the motion passed unanimously.

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Discussion was made on the pest control contract. By proper motion Mr. Unglaub first and Mr. Zernzach second so moved to approve the pest control contract, the motion passed unanimously.

Discussion was made on cleaning of the dry vents on the inside and outside of the units. By proper motion Mr. Unglaub first and Mr. Kranz second so moved to approve cleaning of the dry vents from the roof at a cost of \$1,200 by Lintaway. The motion to include having the dry vents cleaned on the inside of all units at a cost of \$20 per unit paid for by the association. Date to be set when more residence return. The motion passed unanimously. The board will plan on cleaning the dryer vents every 2 years.

By proper motion Mr. Kranz first and Mr. Zernzach second so moved to approve the installation of the glass sliding doors of unit #205. The motion passes unanimously.

Mr. Unglaub first and Mr. Ryan second so moved to adjourn, the meeting adjourned at 3:55 PM.

Respectfully submitted by: Dixie Cory, CAM