

Board Meeting Minutes
February 18, 2011

The meeting of the board of directors for Villas I was held on January 11, 2011, at 9:00 AM, located at the Clubhouse. Directors in attendance were Richard Easton, Carol Lebel, Ruth Konkowski, and Dan Crowell. Lee Johnson was present by conference call. Dawn DeBonis, CAM represented management.

Call meeting to order/establish a quorum: Mr. Easton called the meeting to order at 9:00 AM., and stated a quorum of the board was present.

Approve minutes from November 9, 2010 and December 14, 2010: Motion was made by Ms. Lebel and seconded by Ms. Konkowski to table the minutes of February 1, 2011 until they can be reviewed further. The motion carried with all in favor.

Treasurers Report: Mr. Easton gave a report on the 2010 budget and stated that maintenance fees were reduced for 2011 due to insurance savings and not being required to have an audit. Ms. Konkowski motioned to accept the 2010 Budget report and Ms. Lebel seconded with all in favor.

Management Report: Ms. DeBonis gave an update on the outside garden light project stating responses from 9 owners who either want their lights fixed by the contractor or who will take care of it themselves. Ms. DeBonis will also contact new owners 13424 and 13364 to make sure they have received the light letter.

All pool violations have been corrected. Management will have a list of all owners who we have not received keys from by the next meeting.

After discussion about the garden light project Mr. Crowell motioned to go ahead with this project and Ms. Konkowski seconded with all in favor.

Committee reports

Pool: Ms. Lebel stated that 6 tables and umbrellas are enough for the pool area as there is not enough storage for any more. The pool sign was fixed by Dave at no charge.

Buildings: Mr. Easton stated that there is still additional wood rot to be repaired. He has an additional list that he will give to Tim. Unit 13398 skylights are leaking, Ms. Lebel will call Orlando to get this repaired.

Landscaping: Mr. Crowell motioned to have Kevin bring in a pallet of sod to repair areas needed and this was seconded by Mr. Johnson with all in favor. Dan will request Kevin be present while his employees are working so that they won't be so careless. Management will contact Kevin to make him more aware of this issue. Kevin will put together a continuing plan for Villas I.

Old Business:

Pole Light Replacement: There are two bids for pole light replacement. After discussion Mr. Crowell motioned to table this issue until further review, Ms. Konkowski seconded with all in favor.

Termite Bids: There are three bids for treating the Termites and after discussion it was motioned by Mr. Crowell to have Truly Nolan to treat building 5 with total termite protection and seconded by Ms. Lebel with all in favor.

New Business:

Maintenance Requests from #13414: After discussion of requests it was motioned by Mr. Crowell and seconded by Ms. Konkowski to have Ms. DeBonis contact Arbor Tree Service to grind out remaining stumps. It was motioned by Ms. Lebel and seconded by Mr. Johnson to redo the landscaping to keep rainwater from entering the back lanai. It was motioned by Mr. Crowell and seconded by Ms. Lebel that the owner will be made aware that the driveway is the owners responsibility and the association will not put a second coat of

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paint on the driveway and seal it. Ms. Konkowski motioned that Kevin turns on sprinkler system to show owner that plants get water, seconded by Ms. Lebel and all in favor.

Rental of Unit #13362: The Board wants to remind all owners of the rental policies in the documents. All applications should be for no less than 90 days for any rental period. The applicant must fill out the application form completely and return it to management with a fee of \$50.00. The Board of Directors must approve the applicant before any lease or sale takes place. This was motioned by Mr. Crowell to have stated in the minutes and seconded by Ms. Konkowski with all in favor.

Board would like to also remind owners of the parking policy. No vehicle shall be parked in a visitors parking area for more than twenty-four (24) hours without the approval of the Board of Directors.

There was a discussion about unit#13376 having a large dog. Management will send owners a letter to advise them this is violating the documents.

Mr. Crowell would like to research the Insurance policies with our agent Rick Cote.

Owners Comments: None

Adjournment: Ms. Konkowski motioned to adjourn and Mr. Crowell seconded. Meeting adjourned at 10:25AM

Respectfully submitted by Dawn DeBonis, CAM