

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

Board Meeting Minutes  
April 16, 2008

The meeting of the board of directors for Villas I was held on April 16, 2008 at 10:30 AM located at P&M Property Management, 14360 S. Tamiami Trail, Unit B, Fort Myers, FL. Directors in attendance were Diane Rizzo, Ruth Konkowski, Carol Lebel, Sherrill Cornett and Richard Easton. Dixie Cory, CAM represented management.

Ms. Rizzo called the meeting to order at 10:30 AM and stated a quorum was established with five board members present.

Discussion was made on the proposal to sealcoat the pavement. By proper motion Ms Konkowski first and Mr. Easton second so moved to approve the proposal by D&G Sealcoating in the amount of \$3,785.00. The motion passed unanimously. Management will call to schedule a date.

For reserve studies purposes D&G Sealcoating gave a proposal of \$32,370.00 to apply an overlay on the entire parking lot with 1 1/2" of asphalt.

Discussion was made on the safety of the pool equipment. Ms. Rizzo stated she contacted the Pool Doctor and he stated that the controls are located inside the pool equipment fence and the vacuum is shut off during cleaning and has a cover on the opening as well. The Pool Doctor feels we are covered in regard to safety issues.

Discussion was made on the irrigation problems and the need for a new irrigation pump. By proper motion Ms. Lebel first and Mr. Easton second so moved to approve Dan Thorn to install a new irrigation pump not to exceed \$5,500.00. The motion passed unanimously.

Discussion was made on landscaping and sod needed in some areas where the pigs caused damage. By proper motion Ms. Konkowski first and Mr. Lebel second so moved to approve Grounds Master to install sod or plugs in the areas as needed not to exceed \$3,000.00. The motion passed unanimously.

Discussion was made on painting the old mailboxes to match the existing color as the new mailbox. By proper motion Ms. Konkowski first and Mr. Easton second so moved to approve the painting of the mailboxes, the motion was appended to include painting the bulletin boards the same color. The motion passed unanimously.

By proper motion Ms. Cornett first and Mr. Easton second so moved to rescind the previous motion to paint the mailboxes and to change the motion to make plans to replace the other 3 mailboxes in the fall when the residents come back. The motion passed unanimously.

Discussion was made on setting meeting dates for next year. The board will schedule meeting for the 1<sup>st</sup> Friday of the months of October through May. The budget meeting will be November 2, 2008. The Annual meeting will be February 22, 2009.

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

Property inspection is done on a quarterly basis by the property manager with more frequent inspection during the summer when residents are gone. Any owner should call the management company if a problem is arises.

Mr. Easton meets with Tri City for an estimate to replace all the gutters on the buildings. That report will be sent by fax to the management company. Mr. Easton stated the association should consider an amendment to change this to owner's responsibility due to the mistake made when the documents were amended. The owners will pay for this through an assessment by the association or by each individual owner.

Board Meeting Minutes  
April 16, 2008  
Page 2

Ms. Lebel gave an update on the garage lights that are not working. Britannia Electric gave an estimate to repair 9 garage lights by installing a proper photo cell that will correspond with the fixture and repair a street light for \$700.00. Britannia stated all light fixtures need to be caulked around them to prevent water intrusion which has been the cause of some of the light bulbs burning out. By proper motion Mr. Easton first and Ms. Konkowski second so moved to approve Britannia Electric to repair 12 light fixtures and one street light at a cost of \$700.00 and have someone else caulk around the lights. The motion passed unanimously.

Ms. Rizzo stated we received the final invoice form Becker & Poliakoff and asked to amend the agenda to include discussion on the vote taken in 2006 to borrow from the reserves for insurance purposes. By proper motion Mr. Easton first and Ms. Konkowski second so moved to amend the agenda to include discussion on the vote to borrow from the reserves in 2006 for insurance purposes. The motion passed unanimously.

Discussion was made on the vote taken in June of 2006 to borrow from the reserves to pay Citizens wind insurance policy due in one lump sum on July 1, 2006. The insurance renewal period was for July 1, 2006 through June 30, 2007. Each year the board will face a short fall in the insurance budget due to the timing of the quarterly collection of assessments and when the insurance premiums are due. By proper motion Ms. Konkowski first and Mr. Easton second so moved to not have the members revote to borrow from the reserves for insurance purposed in 2006. The vote of each board member was: Diane Rizzo, yes, Carol Lebel, yes, Richard Easton, yes, Ruth Konkowski, yes, Sherrill, yes. The motion passed unanimously.

The meeting adjourned at 1:03 PM

Respectfully submitted by Dixie Cory, CAM