

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

Board Meeting Minutes
November 7, 2008

The meeting of the board of directors for Villas I was held on November 7, 2008 at 10:00 AM located at the Clubhouse, East Room, Fort Myers, FL. Directors in attendance were Diane Rizzo, Ruth Konkowski, Carol Lebel,

By proper motion Ms. Konkowski first and Mr. Easton second so moved to approve the April minutes as stated, the motion passed unanimously.

By proper motion Ms. Konkowski first and Mr. Easton second so moved to approve the May minutes as stated, the motion passed unanimously.

Discussion was made on the need to install a new pool heater because the old one no longer works. Ms. Rizzo stated this was a maintenance item and the pool heater was replaced at a cost of \$2,268.94. The monies will come out of the reserves. By proper motion Ms. Konkowski first and Mr. Easton so moved to approve the new pool heater, the motion passed unanimously.

Discussion was made on the 2009 proposed pool budget. By proper motion Ms. Konkowski first and Mr. Easton so moved to approve the 2009 pool budget as presented, the motion passed unanimously.

Discussion was made on the 2009 proposed budget for Villas I. Line item tree trimming was reduced from last year. The palm trees will be trimmed as needed to keep the palm fronds off the roofs. By proper motion Mr. Easton first and Ms. Konkowski second so moved to approve the 2009 budget as presented. The quarterly assessment will be \$1168.00, the motion passed unanimously.

At a previous meeting the board approved new mail boxes; the estimated cost for three new boxes will be \$3,400 to \$4,000.

Ms. Cory stated that the new insurance laws now require the association to insure the air condition compressor in the event of a casualty. Owners are also required to give to the association a certificate that they have hazard and liability insurance on their unit with loss assessment coverage of \$2000. The association must also be named as additionally insured. Your insurance agents will know what is needed to give to the association.

Ms. Rizzo stated that new sod was installed in two areas over the summer. Grounds Master suggest to do some new plantings instead of putting new sod down because the sod came back better than anticipated in some areas that was designated to have sod installed. The approval was made at a previous meeting to spend \$3,000 for sod. Kevin presented a plan to install plants in the front of some areas to enhance the community. By proper motion Ms. Konkowski first and Ms. Lebel so moved to approve the proposal by Grounds Master in the amount of \$1,671.50 to install new plants in the place of new sod, the motion passed. Mr. Easton abstained from voting. The proposal will be posted on the bulletin board for owners to review.

The date of the future meeting will be posted on the bulletin board.

With no further business before the board Ms. Lebel first and Mr. Easton second so moved to adjourn. The meeting adjourned at 11:30 AM.

Respectfully submitted by Dixie Cory, CAM