

Board Meeting Minutes
January 11, 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 Diane Rizzo, Richard Easton, Shirley Buschman, Carol Lebel and Ruth Konkowski. Dawn DeBonis, CAM and Paul Sapp represented management.

Call meeting to order/establish a quorum: Ms Rizzo called the meeting to order at 9:05 A.M. and stated that a quorum of the board was present.

Approve minutes from November 9, 2010 and December 14, 2010: A motion was made by Mr. Easton and seconded by Ms. Lebel to approve the minutes of November 9, 2010. The motion carried. The minutes from December 14th was tabled until the regular meeting in February.

Committee reports:

Pool : There was no report from the pool committee.

Buildings: Ms. Rizzo stated that an invoice was received from Tim Scott and it will reviewed and P & M will be advised on how much of the invoice to pay since some work is not yet complete.

Landscaping: There was a lengthy discussion about the report from the Landscaping Committee. It was pointed out that trees and plants that are to be planted by homeowners will need board approval. Furthermore, they are to be planted by Kevin in order to protect underground wiring and irrigation. Ms. Konkowski made a motion to implement the part of the plan that had been proposed for building 8. The motion was seconded by Ms. Buschman and was approved unanimously. Mr. Easton made a motion to ask Kevin to prepare similar plans for each of the other buildings so that the Board could construct a long range plan for the updating of the landscaping in Villas I. The motion was seconded by Ms. Konkowski and was approved unanimously. The Board asked P&M to contact Kevin about the trimming of the Palm Trees and the removal of the pods. The trees that are to be trimmed are those that are in contact with the roofs. Ms. Lebel made a motion to have trees trimmed immediately. The motion was seconded by Mr. Easton and was approved unanimously. Paul called Kevin and said that the trimming should be done next week.

Old Business:

Exterior Lighting: There was a discussion about exterior lighting that is connected to individual units and is in need of repair. The appropriate home owners need to be advised and asked to address their exterior light issues. Ms. Rizzo made a motion for a letter to composed by P&M that is to be sent to each of the affected home owners. The motion was seconded by Ms. Lebel and the motion passed unanimously. P & M is to compose a letter to be sent to the Board members. After it has been okayed by the board, the letter will be sent.

Terminex: Ms. DeBonis is to contact Terminex and attempt to get a report. She will give the number of the Terminex supervisor to Ms. Rizzo.

Report on Direct TV: Ms. Lebel explained the procedure for obtaining Direct TV as it was given to her by the Direct TV Rep. They can place one disc on each building so that any owner wanting Direct TV could then

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

subscribe to the service. The Board requested that a presentation be given by Direct TV at the next regular Board meeting.

Ms. Rizzo made a motion to have the next regular Board meeting on February 1, 2011. The motion was seconded by Ms. Konkowski and passed unanimously.

New Business:

Sales and leases: Ms. Rizzo stated that all applications for the sale or lease of a unit must be approved by the Board. Ms. DeBonis was asked to forward all applications to the members of the board for their consideration before they are approved by P & M.

Owners Comments: Ms. Doris Wilson stated the social committee needs help from the building captains. She also stated that the Board needs to contact Kevin so that the workers will not prune flowers and shrubs that have red ribbons on them. She also stated that more maintenance forms are needed.

Mr. Dan Crowell asked if a decision has been made on a lighting style for the pole lights. The board responded that they have asked the contractors for some ideas and have not made a decision.

Adjournment: Ms. Rizzo made a motion to adjourn and it was seconded by Ms. Lebel. The motion was passed unanimously and the meeting was adjourned at 10:20 AM

Respectfully submitted by Dawn DeBonis, CAM