

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
March 23, 2009**

Call to Order / Opening Remarks by the President 7:00 p.m.

Meeting Minutes for February 23, 2009 Approved (MSC) 7:01 p.m.

Meeting Minutes for March 3, 2009 Approved as amended (MSC) 7:02 p.m.

Executive Session from February 23 and March 9, 2009: 7:05 p.m.

The Board discussed violations, legal matters, personnel issues and the office construction project; however, no contracts were awarded.

Committee Reports 7:06 p.m.

- ❖ The Landscape Committee is in the process of planting palms throughout the community. The Fairlie Road entrance is still in progress.

Manager's Report 7:12 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for February 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items
- ❖ Projects:
 1. Address boxes- **Project completed**
 2. Tri-D wall- **Project completed**
 3. Pool work-Both pools and spas are open. Pool #2 is being inspected for a possible leak.
 4. Sidewalks- grinding/replace: A motion was made to take care of medium and low priority sidewalks for \$5,610.94. **(MSC)**
 5. Tennis courts retaining wall -**Project completed**
 6. Patio tree project- **Project completed**
 7. Playground- **Project in process**
 8. Sub metering – additional information and 2 bids to be presented at the May 21st meeting.
 9. Driveway paving-Revisit in 2 months
 10. Office construction project: tabled to Executive Session.
 11. Maintenance bins: Bids for fencing. A motion was made for the Manager to decide on the fence vendor up to \$6,500.00. **(MSC)**

❖ **Board Votes needed this month for Pre-Lien Letters thru Anderson & Kriger:**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owner	17xxx Ashburton Road	xxx-xxx-xx-xx Paid in full
Owner	17xxx Ashburton Road	xxx-xxx-xx-xx No

A motion was made to delay Pre-lien and cable cut letters pending receipt of \$400 by March 30, 2009. Board will review next month. A payment plan was requested from the homeowner for presentation to the Board. **(MSC)**

❖ **Board Votes needed this month for Lien Letters thru Anderson & Kriger:**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owner	17xxx Ashburton Road	xxx-xxx-xx-xx Yes (MSC)

- ❖ Account Status update for 17xxx Fairlie Road foreclosure. The Manager was directed to turn the account over to A & K for collections.
- ❖ Account Status update for 17xxx Fairlie Road. This item was moved to Executive session.

Owners Forum

8:00 p.m

Owners may address The Board – 2 minutes for each homeowner – collectively 30 minutes maximum. (Written submissions accepted over 30 minute time limit.)

- A homeowner inquired about sub metering.
- A homeowner suggested negotiating with A & K for charges applied to homeowners' accounts that are in default.
- A homeowner asked about the architectural changes that were requested last month. She also inquired about new window installation.
- A homeowner inquired if the attorneys used by the HOA were on retainer. The Manager answered yes.

Violations:

8:23 p.m.

None

Owners Request

8:34 p.m.

- ❖ Owner at 17xxx Fairlie Road submitted an e-mail complimenting the landscape crew. He has noticed improvements throughout the complex over recent weeks.
- ❖ Owner at 17xxx Ashburton Road submitted a letter regarding an imposed fine. Tabled to Executive Session

New Business

8:37p.m.

- ❖ Employee to address Board. **Tabled until April meeting.**
- ❖ New HOA member's names and addresses were presented.
- ❖ Organization of the 2010 Budget Committee was discussed. It was determined that a presentation and discussion on the Reserve Study by the specialist was needed after the April 16th meeting. HOA members that were interested and participated in the Budget Committee should be invited.
- ❖ A motion was made to approve the roofing fascia repairs at 17xxx Fairlie Road. **(MSC)**
- ❖ Discussion of cameras being placed at the new maintenance area. AS & LS will look into this item further if needed in the future.

Unfinished Business

9:23 p.m.

- ❖ Group photo of New Board of Directors to update website. **Tabled until April meeting.**
- ❖ Results of paint inquiry at annual meeting. **This item was tabled.**
- ❖ A Board member requested that the manager look into aeration of the grass in Playmor before the landscapers return to the summer schedule for mowing.
- ❖ The Board directed the Manager to contact the attorney's office for them to perform an analysis of where the HOA stands on the external cable wiring issue based on the interpretation of Playmor's governing documents.

Adjourn to Executive Session
Adjourn Meeting

10:22 p.m.
12:01 a.m.