

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
February 17, 2011**

Call to Order / Opening Remarks by Todd Clark

6:31 p.m.

Three units have been noticed for not replacing their garage doors.

The Board approved the Meeting Minutes for January 20, 2011 as amended.

Executive Session disclosure January 20, 2011:

Review of Citation

Owners Forum: Five people attended

A owner questioned the percent of rentals

Committee Reports

❖ Landscape Committee: Linda reported that she had purchased 4 palms and 4 Magnolia trees and grasses The Timaru grass removal will be completed shortly and she is working on the outer banks

❖ **Manager's Report**

❖ Financials The financials for January 2011 were accepted.

❖ The Board of Directors reviewed the monthly reconciled bank statements for January

❖ Projects:

Garage doors- Project in process. There are four doors that still have not been changed. One unit is vacant , one the owner said he would get with his tenants to arrange ,Todd will send a letter to one and the manager will work on the fourth.

Architectural Requests: None

Unfinished Business

❖ Filling vacancy on the board: **By Motion** the Board appointed Jonathan Bradley to the board. **MSC**

New Business

❖ New HOA member's name and address:

❖ Plan B if ballot measure fails:

There will be calls made next week to get ballots in, if the ballot were to fail options would be a -- Special Assessment, - higher dues or a - 5% special assessment each year

The Board was optimistic the measure would pass.

- ❖ Door Colors: tabled
- ❖ Letter from Degenhardt:
Linda will meet the Degenhardt and provide a maintenance matrix.
- ❖ Escrow charges:
By **Motion** the board approved that there be a "Rush Charge" of \$100.00 for any requests and \$100 for certifications. **MSC**

**Adjourn to Executive Session
Adjourn Meeting**

7:25 p.m.