



HOMEOWNERS ASSOCIATION, INC.

MINUTES OF BOARD OF DIRECTORS MEETING
Friday November 20, 2009

DIRECTORS ATTENDING:

Bill Sendelbach, President; Pam Snyder, Vice President; Lyle Johnson, Secretary/Treasurer; Carl Fimmano, Director; Ron Tucker, Director. Also attending were Dennis Latiak, Homeowners Association (HOA) Manager, and Karen Sloan, HOA Administrative Assistant.

OPEN:

Bill called the meeting to order at 1:10 p.m. Quorum was established with all Board members present. Proof of Meeting Notice was presented. A motion was made and seconded to waive the reading of the minutes of the July 17, 2009, meeting.

AGENDA ITEMS:

2010 Budget. The proposed budget for 2010 was approved. The monthly maintenance fee will remain at \$85/month. The 2010 budget projects a profit of \$8,053. Significant expense increases include Employee Group Insurance and Benefits, and Legal Expenses which are higher because of property foreclosures. Budgeted Telephone and Water and Sewer Expenses are lower because of our 2009 investments in a new telephone system and common area irrigation wells. Gas for pool heating is lower because of the anticipated installation of a geothermal heating system for the Ashley pool. The geothermal heating system cost is included in the Special Maintenance budget which is \$100,000 higher than the 2009 budget.

Vote on PRO Board to collect and count election ballots for 2010 Election. Approved.

Sportsman's Pier Renovation. Approved. The budgeted cost (\$15,000) will be reconfirmed as the proposal was received in February.

Golf Cart Identification Decals. This would require that golf cart owners register their golf carts with Administration. This has been proposed as a means of identifying and reprimanding golf car drivers and owners who might not be driving safely. While golf cart safety is a concern, administering golf cart safety policies would be difficult, and it is felt that this is not a major issue at this time. Therefore, it was decided not to move forward with this proposal.

ARC Guideline Revisions. The Architectural Review Committee (ARC) has proposed revisions to the existing guidelines. The most significant changes are to the landscaping guidelines which incorporate "Florida Friendly Landscaping" provisions and now include Argentine Bahia as an approved lawn grass. These revisions were approved with the proviso that specific reference to the Florida Statute regarding Florida Friendly Landscaping be added.

Event Signage. Event signage rules proposed by The PRO Board were approved. These rules are available from Administration and will be placed on the Plantation HOA website.

Activity & Instructor Fees and Nonresident Event and Group Participation. The HOA manager and the Activities staff are meeting with resident and nonresident instructors and resident activity group leaders to document what's being done today and to discuss how these areas might be structured going forward. Following discussion, the HOA manager will present a proposal to the HOA board.

Smoking Regulations for the Athletic Common Areas. Second-hand smoke is unhealthy and it is sometimes a problem for participating athletes. Stronger "no smoking" signage will be posted in the athletic common areas.

Geothermal Heating for Ashley Pool. There was considerable discussion of a proposal to heat Ashley Pool with a geothermal heating system. This system was approved for 2010 installation. It will eliminate the need for propane to heat this pool. Estimated payback is three to four years.

Life Cycle Study. This study, which was commissioned by the HOA board, offered no surprises and pretty much confirmed the asset maintenance policies now in effect.

Adjournment: 2:05 p.m.


William E. Sendelbach, HOA President


Lyle M. Johnson, HOA Secretary/Treasurer