

MINUTES OF BOARD OF DIRECTORS MEETING
Friday July 17, 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 9:08 a.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 Monday, April 13, 2009 meeting.

AGENDA ITEMS: Financial update through June 30, 2009. Total assets are \$1,729,716. This is an increase of \$45,280 over 2008 year-end level. Gross income is holding up well, as an aggressive effort is being made to collect delinquent resident accounts. When a resident becomes two or more months delinquent, their bar code is de-activated so that they have to enter through the visitors' gate. Ten resident homes are presently in foreclosure. Net income is significantly above budget but does not reflect significant additional costs which will be incurred on major ongoing projects.

Discussion of Center for Fine Arts survey. This survey is being conducted by a group of residents. The aim of the survey is to determine optimum fine arts space requirements and the level of resident interest in the various fine arts activities. Completed survey forms may be deposited at any activities center and should be submitted by August 1st.

Discussion of Sportsman Club proposal for a new fishing pier. The pier in Sawgrass Lake is deteriorating and will need to be replaced soon. It will cost about \$15,000 to replace it with a more suitable structure. This will be done either late this year, or will be included in the 2010 budget.

Approval of the decision that an assignment of the Master Developer role (DRI) is not needed. Legal counsel has advised us that this is neither necessary nor desirable. This was approved.

Approval to have an independent life cycle study conducted. The life cycle study proposal by GAB Robins was approved.

Discussion of north and south gate vendor notification program. Regular vendors have been asked to use the south gate whenever possible. This should alleviate current and future incoming traffic problems at the north gate. Additionally, a vendor check-off program has been initiated which should lessen vendor delays in entering the Plantation.

Architectural Review Committee (ARC) update. When resident violation letters are sent out, there is follow-up by ARC to see that violations are remedied. ARC members are assigned villages that they are responsible for monitoring for violations. Xeriscape landscape designs are becoming more prevalent. ARC has met with the Garden Club and there have been meetings with Leesburg Water.

Update on Manor decorating. The redecorating has begun and should be completed by the end of August. Wallpaper, fabric, and paint color samples are posted by the front door.

Update on irrigation and wells. The new wells are up and running and will be connected to the sprinkler system next week. Fifteen Leesburg Water meters will be turned off. Payback on this project will be about one year.

Croquet proposal. A group of residents has requested that croquet be added to the Plantation activities. We have determined that this would be a high maintenance activity and would be expensive to set up. Available space is also a consideration. The croquet group is being asked to develop a detailed proposal.

Sign guidelines. The PRO Board has developed a set of proposed rules for temporary signs for Plantation- wide activities. This requires further Board discussion. A request for village signage was denied last year.

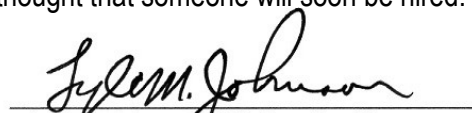
Arlington Ridge gate request. Arlington Ridge requested a gate between the two properties for golf carts. This was denied.

Intent to Run for 2010 HOA Board. Intent to Run forms will be in the August Plantation Times and in all of the activities centers. These need to be returned to Administration by October 1st.

Activities Director interviews. Susan Libbert is leaving. The HOA Board commends her for her services; we wish her all the best. Interviews for her replacement are currently being conducted and it is thought that someone will soon be hired.

Adjournment: 9:50 a.m.


William E. Sendelbach, HOA President


Lyle M. Johnson, HOA Secretary/Treasurer