

**Thoroughbred Lakes Estates Association, Inc.**  
**Board of Directors Meeting**  
April 28<sup>th</sup>, 2008  
Clubhouse  
Minutes

The meeting was called to order by Sheri Klostermeyer at 7:13pm.

Quorum established all Board Members present:

Sheri Klostermeyer, President  
Dan Mountcastle, Vice President  
John Arslanian, Treasurer  
Jeena Kaufman, Secretary

Absent:

Susan Feldhaus, Director

Prime Management Staff in Attendance:

Patti Kalisher, Property Manager  
Michele Bilawsky, Area Manager  
Joyce Sorensen, Sr. Manager

Two owners attended the meeting.

**Dan Mountcastle moved, Jeena Kaufman seconded that the minutes of March 26<sup>th</sup>, 2008 be approved as written. Vote: Unanimous MOTION CARRIED**

TREASURER'S REPORT

1. John directed Management to transfer for Reserves \$2750.00 each month.
2. A check should be cut from Reserves to operating to clear the To/From income line item.
3. US Bank account should be opened for Operating and monies from National City Bank transferred by check.
4. The US Bank account for reserve funds should be a Money Market account.
5. Bad Debts debit account # 512 \$10,000 and credit 10390 \$10,000
6. 3 properties in Foreclosure
7. Move up the Demand Letter should be sent on all A/R accounts which are 2 month delinquent.
8. Felice Brown Bookkeeper was to contact John re: Bank transfers

MANAGER'S REPORT

1. Manager directed to prepare a letter to TSM advising that his work would now be month to month, and also advising that his next payment would be for only \$8500.00 as the credits for the gasoline surcharge which were not part of the contract would be applied against the monthly payment of \$16,500.
2. Install Contracts – handled under new business
3. Proposal for Pro Fitness – handled under old business
4. FPL to be contacted regarding lighting.
5. Signature Cards presented to be completed by BOD members

6. Email Foreclosures, liens and bankruptcies to the BOD

#### OLD BUSINESS

1. ~~Susan Feldhaus~~ Jeena Kaufman moved, ~~John Arslanian~~ John Arslanian seconded to approve the contract with Pro Fitness for the repair of the gym equipment in and amount of \$678.41. Vote: Unanimous **MOTION CARRIED**
2. Management to contact FPL about lighting
3. Manager to meet with Mike regarding Violations and Security
4. Manager directed to obtain Landscaping Bids for next meeting.

#### NEW BUSINESS

~~Susan Feldhaus~~ Jeena Kaufman moved and John Arslanian seconded to award the contracts for new installation of plantings to Prime Management Group, Inc. Vote Unanimous **MOTION CARRIED**

- a) \$10,361.00
- b) 5684-5690 Saddle Trail Lane Island
- c) 10310 Clubhouse turn Road Island
- d) 10276 Little Mustang Way Island
- e) 10129 Clubhouse Turn Road Island
- f) 5747 Gelding Court Island
- g) Pool Area - \$9,921.00
- h) Saddle Lane Entrance \$4,445.00

FRONT ENTRANCE REFURBISHMENTS POSTPONED TO NEXT MEETING – BEFORE AND AFTER DESIGNS TO BE PRESENTED BY PRIME MANAGEMENT AT NO CHARGE.

Dan Mountcastle moved and Jeena Kaufman seconded to approve the purchase of signs for No Parking and No Parking from 2-6am to be ordered by Management. Vote: Unanimous **MOTION CARRIED.**

#### GOOD AND WELFARE

Discussion ensued about the necessity to enforce the Rules & Regulations and Architectural Guidelines. Grievance Committee is in place. Manager directed to perform a regular monthly walk through to identify violations and ACC issues. Michele informed BOD that Prime's code enforcement officer comes in monthly as well to report issues.

#### ADJOURNMENT

Meeting adjourned at 8:45pm