

**THOROUGHBRED LAKES
HOMEOWNERS ASSOCIATION, INC.
SPECIAL MEETING
MARCH 22, 2006**

MINUTES

The meeting was called to order at 7:00 P.M., after it was determined that a quorum of the Board was present.

Present from the Board

Adam D'Alena, ***President***
Jared Rosen, ***Vice President***
David Bartolucci, ***Secretary***
John Arslanian, ***Treasurer***
Michael Lacouture, ***Director***

Present from CAS

Ivy Montero

The first order of business was the consideration of a TSM proposal. TSM's proposal is for installation of five 20-25 foot Majool Date palms and transplanting an existing Majool Date palm from the front entrance to the clubhouse. This proposal is for \$34,200. There was a motion to accept this proposal made by Michael. Seconded by David. All in favor. The motion passed.

There was also the subject of the consideration of the Security Illumination proposal. This proposal is for the front entrance landscape and structural lighting on the south side center island and on the north side. The proposal is for \$19,790. This motioned by Jared. Seconded by David. All in favor. The motion passed contingent that the permits are included in the price. It was also requested that Ivy obtain an estimate for the completion of the back lighting system. Verbally this has been estimated at \$5,500.

There was also for the consideration of the Board, a proposal from H&D Renovations. This was for the painting of the clubhouse and the trellis in the entrance. It was noted that although this company has done work for individual homeowners in Thoroughbred Lakes; the homeowners association does not endorse any painting company or

contractor. A decision on this vendor was tabled until the next meeting for other bids to be obtained.

ARC Committee – Rob Klostermeyer reported on the committee’s recommendations for certain changes in the ARC guidelines. These changes were proposed to the Board regarding the pool and spa, fences, gutters and downspouts and storm shutters. There was a motion to accept the changes in the architectural guidelines as submitted by the ARC Committee made by David. Seconded by Michael. All in favor.

Safety & Security – Michael Lacouture led a discussion on the new security company and vandalism at the back gate. There was a suggestion that the pool hours need to be posted.

Landscaping – David Bartolucci reported on the status of landscaping and sprinklers.

There was a motion made by John to adjourn the meeting. Seconded by David. All in favor. The meeting adjourned at 7:45 P.M.