

**THOROUGHBRED LAKES
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 11, 2006**

MINUTES

The meeting was called to order at 7:01 P.M., after it was determined that a quorum of the Board was present.

Present from the Board

Adam D'Alena, ***President***

John Arslanian, ***Treasurer***

Michael Lacouture, ***Director***

Jared Rosen, ***Vice President***

David Bartolucci, ***Secretary***

Present from CAS

Ivy Montero

Minutes

There was a motion to approve the minutes from the April 27, 2006 meeting made by John. Seconded by Jared. All in favor.

Financial Report

There was a motion to approve the financial report made by John. Seconded by Michael. All in favor.

David Bartolucci gave an update on Transeastern; giving information on Transeastern's global settlement and how they will be meeting a few more times on property to see what must be repaired in order for them to obtain their Certificate of Occupancy and in order for Thoroughbred Lakes to reach a global settlement with them. No negotiations will be made with Transeastern without the global settlement being approved.

Security Update

Michael Lacouture gave the security update. He spoke on the services that K-9 Security is providing and the gates closing at 10:00 P.M. and opening at 5:00 A.M. He also made an appeal for the homeowners that do not have clickers to please contact CAS since that is backing up the traffic at the entrance to the property. He also encouraged any

homeowner that has a problem with the gate system or security system to contact Iva at K-9 Security so that she can follow up on the services that they are providing.

New Business

- Adam brought up the subject of CAS and commented that there has been a question about the homeowners being happy with CAS. David Bartolucci took the floor and said that homeowners are not happy with CAS. They also stress that Joel Messinger was invited to be at the meeting to address homeowners' questions. He could not attend but, will be at the next meeting. The Board commented that if he is not at the next meeting, CAS will be given a 30 day notice. David also addressed the fact that homeowners had called complaining about the response from CAS and that it was hard to get a hold of anyone at CAS and they do not get return phone calls. Ivy asked to be supplied a list of those homeowners and why those homeowners were not referred to her since David commented that he had received e-mails and calls from homeowners. Ivy also explained that CAS has a procedure. Service calls go to one department, sales and leasing to another and there are many people that can assist homeowners in their needs at CAS. David suggested that this procedure has to be made available to the homeowners on a mailing at CAS' expense.
- The Board spoke about painting. The entrance, clubhouse and the guardhouse are going to be painted. This is going to be painted by a company called Ballestreri at \$14,750. There was a motion made by David to approve this painting contract, seconded by Michael. All in favor.
- Michael Lacouture presented the Board with a proposal for curb appeal by Camden Gardens of Florida for approximately \$18,000. This is to design landscaping for curb appeal and the motion is to hire Camden Gardens of Florida, Inc. at a maximum of \$18,000 to design the curb appeal for Thoroughbred Lakes. This motion was made by Michael. Seconded by Jared. All in favor. Contingent on this contract, there was a motion made John to include maintenance of this curb appeal at a maximum of \$350 per visit, not to exceed 18 visits per year. This was seconded by David. All in favor.

There was a motion to adjourn the meeting made by David. Seconded by John. All in favor. The meeting adjourned at 7:50 P.M.

There was a motion to re-open the meeting made by David and seconded by Michael. The meeting re-opened at 7:52 P.M.

The order of business was to discuss the cell phone allowance. There was a motion made by David for each Board member to receive a \$50.00 cell phone allowance, if requested, per month and they must submit a bill as back up. This was seconded by Michael. All in favor.

There was a motion to adjourn the meeting made by Michael. Seconded by David. All in favor. The meeting adjourned at 8:02 P.M. An open forum for homeowners followed.