

**THOROUGHbred LAKES
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 10, 2006**

MINUTES

The meeting was called to order at 7:09 P.M., after it was determined that a quorum of the Board was present.

Present from the Board

David Bartolucci, President
John Arslanian, Treasurer
Dan Mountcastle, Secretary
Sheri Klostermeyer, Director

Present from CAS

Ivy Montero

Absent from the Board

Jared Rosen, Vice President

Minutes

A motion was made to approve the Minutes from the July 13, 2006 by Dan. Seconded by Sheri. All in favor.

Financial Report

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

Old Business

1. ***Pool Back Gate Lock*** – The pool gate has been locked by the pool company.
2. ***Update on the deal to sell the property on the north side of Thoroughbred Lakes*** – There is a meeting scheduled between Leon Rubinstein and David Bartolucci and negotiations are ongoing.

New Business

1. ***Irrigation System*** - There was a discussion regarding the homeowners turning the individual sprinklers on and off.

There was a suggestion that the main pump cannot be shut off so different alternatives have to be found for that.

2. **Cleaning Company Proposal** – There was a cleaning company proposal submitted by Ivy for ACT Janitorial. There was a motion made by David for the new cleaning company at \$600 monthly and to terminate Interkleen when the contract is signed. This was seconded by Sheri. All in favor. However, the Board kept the cleaning contract; did not sign it at the meeting, so Ivy is not to proceed until she receives the signed contract.
3. **Mulching of the Tot Lot** – This will be investigated by the landscaping committee and further research is recommended.
4. **Signs at the guardhouse and the entrance** – Michael Lacouture will be consulted for the guardhouse signs that are needed and this is being tabled until the next meeting.
5. **Pool Table Felt \$350** – There was a motion to approve this up to \$400 made by David. Seconded by Sheri. All in favor.
6. **Billiard Room Carpet & Tile** – Billiard room carpet and tile and the clubhouse carpet and tile and fitness room carpet has been tabled for further committee reviews along.
7. **Billiard Room Door Casing** – This has been approved to be done by Coastline Construction at a maximum of \$450. The motion was made by Dan. Seconded by John. All in favor.
8. **Landscaping** – Additional landscape at a cost of \$2,000. There was a motion made by Sheri. Seconded by David. All in favor. The motion passed.
9. **Clubhouse Shutters** – CAS is to obtain bids for shutters in the guardhouse and on top of the clubhouse.
10. **Sprinkler System Valve Lock** – This is to be looked into by TSM.
11. **Generator and Chainsaw Purchase** – has been tabled until the next meeting.
12. **Lighting Update** – The bid submitted was approved and Kelly's Electrical will proceed with the center lighting and the power for the fountain. This was motioned by Dan. Seconded by David. All in favor.

Committee Reports

1. **Security** – Security report was given by David and George of K-9 Security and there is a meeting scheduled with Michael

Lacouture and the security company for the week ending August 18th.

2. **Rules and Regulations** – The rules and regulations committee met with JoAnn and Jay of CAS. They went through the violations process and a fining committee has been appointed. They are Michael Lacouture, Mark Weiss and Jim Bordonaro.

The next meeting is scheduled for September 14, 2006 at 7:00 P.M.

There was a motion to adjourn the meeting made by David. Seconded by John. All in favor. The meeting adjourned at 9:05 P.M.