

**THOROUGHbred LAKES  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
JUNE 15, 2006**

**MINUTES**

The meeting was called to order at 7:02 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***  
Jared Rosen, ***Vice President***  
David Bartolucci, ***Secretary***

**Present from CAS**

Ivy Montero  
Joel Messinger

**Absent from the Board**

Michael Lacouture, ***Director***

**Minutes**

There was a motion to approve the minutes from the May 31, 2006 meeting made by John. Seconded by Adam. All in favor.

**Financial Report**

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

**Old Business**

- David Bartolucci gave the painting update. He spoke about the painting of the clubhouse, some leaks that were visible in the clubhouse. He gave an update on the start date and the company that is going to be painting, which is Baliestieri Painting.
- There was a question from a homeowner regarding the speed bumps. David Bartolucci addressed the speed bumps stating that when there is a negotiation with Transeastern the speed bumps will be replaced according to code.
- Ivy mentioned that Ed Pollock had spoken with Mike Marzano from Transeastern and the result of the negotiations is that some of the items on the engineer's report are going to be done by Transeastern

and Thoroughbred Lakes will receive a monetary settlement for the other items. There is a meeting to be set up with them next week to draw up the final details of the actual global settlement.

- There was also a discussion on landscaping. The five palm trees went in at the entrance of the property. Camden Gardens will start on June 15<sup>th</sup> working on the curb appeal and there was an additional update given by Adam D'Alena.
- There was mention on the billiard room. The billiard room was rekeyed by CAS as ordered by David Bartolucci and there will be a new procedure set up that the key must be signed out at the guardhouse and anyone using the billiard room must be 18 years or over. CAS is to provide a sign that the billiard room is open from 5 A.M. to 10 P.M.

### **New Business**

- Adam D'Alena, President, handed in his resignation, effective July 1, 2006 and Mike Lacouture, Director, tendered a thirty day notice for his resignation, which will be effective at the next meeting.
- Joel Messinger was present at the meeting and gave an explanation to the Board members as to the procedure for appointing new Board members to fill in the vacancies left by Adam and Michael.

### **Committee Reports**

- Rob Klostermeyer gave the report for rules and regulations. He gave an explanation of the violation letters that had been sent out. There was also discussion on ARB approvals and the violation report. The discussion about the violation report and the letters sent out was addressed by Joel Messinger.
- Security was addressed by David Bartolucci. He commented on a stricter security procedure for homeowners of Thoroughbred Lakes. All persons must show ID, even if they are residents as long as they do not have a clicker. There is a percentage of homeowners who have failed to purchase or to have clickers and they hold up the entrance line going to the visitor's section. Therefore, in order to make them comply, they will all be asked for ID's in order to steer them into getting a clicker. There was a discussion on the gate system operation.
- David commented on the hurricane plan and they are incorporating a 72 hour plan of action to secure the pool and the clubhouse and the 36 hour plan of action. It was commented that CAS is to help

inventory the shutters to make sure they have all the shutters to secure the clubhouse and the guardhouse. There was also a discussion on the plan of action by the Thoroughbred Board of Directors soliciting volunteers to help secure the clubhouse and the common areas. These volunteer's homes will be taken care of first and then the common areas will be secured. The details to this plan are still pending.

- There was a question and answer session with the homeowners about irrigation.
- There was a discussion about a possible future assessment which is not being planned as of yet. This discussion was led by David Bartolucci. Joel invited the homeowners to review the financial plan according to items that were budgeted and items that may need a special assessment. There was also a continued discussion on landscaping and the possible assessment for beautification.
- There was a motion made by David for a maximum of \$15,000 for Camden Gardens to upgrade the center island and with some sort of water device. This was seconded by John. The details will be forthcoming to Ivy so that she may cut a deposit check for them. All in favor.
- There was a motion to approve \$7,200 painting of the clubhouse made by David. Seconded by Jared. All in favor. This will be part of the litigation submitted with Transeastern. The motion passed.

The meeting continued with a discussion with the Treasurer, John Arslanian, about the check procedure and it was determined that the checks will be dropped off at the guardhouse by Ivy, then she will be called and she will pick up the checks at the guardhouse.

There was a continued discussion on security. There should be a full analysis of K-9, the security company, and the procedures that they are following.

The Board continued the meeting speaking with Joel on their concerns with CAS. There was a discussion on the homeowner that broke the gate in the back entrance. Joel is to follow up with that resident for the documentation, the history of the homeowner and the fulfilling of the \$85.00 debt for the broken gate.

CAS is to work with the rules and regulations committee regarding the violations letters, the system for follow-up; there was a comment made by Rob Klostermeyer as to the efficiency and the expediency with which CAS sent out the violation letters and he thanked CAS for that.

David Bartolucci was concerned about the system for follow-up, timeframe, the follow-up term, that the verbiage is important and keeping strict records of how many letters have been received for the homeowners and when they go before a fining committee.

There was also discussion that the Board will place more focus on CAS for collecting bids in a timely matter so that they can secure approved contractors. Joel led a discussion on the possibility of getting out of the cable contract. Ivy is to find out from Jonathan's Cove if they were able to get out of their contract and how that procedure took place.

David Bartolucci requested Ivy to attempt to set up another meeting with Brad from Security Illuminations, Tuesday or Wednesday at 5 P.M.

It was discussed that the first agenda item at the next meeting will be the organizational meeting for change of titles for the Board of Directors.

There was also a brief discussion on ARB procedures.

There was a motion to adjourn the meeting made by Jared. Seconded by John. The meeting adjourned at 9:40 P.M.