

**DRAFT**  
**THOROUGHbred LAKES**  
**HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 14, 2006**

**MINUTES**

The meeting was called to order at 7:05 P.M., after it was determined that a quorum of the Board was present.

**Present from the Board**

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

**Present from CAS**

Ivy Montero

**Minutes**

A motion was made to approve the Minutes from the August 10, 2006 meeting made by Sheri. Seconded by John. All in favor.

**Financial Report**

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

**Project Plan Updates**

- The cleaning company proposals are still being investigated by the committees.
- Mulching of the tot lot - \$862 in mulch was approved.
- Signs at the guardhouse and the entrance are being handled by Sheri with the committee.
- Pool table felt has been tabled for further discussion.
- Billiard room carpet and tile has been tabled.
- Generator and chainsaw purchase has been tabled.

### **Lighting Update**

Ivy gave the lighting update where as Security Illuminations of South Florida had resurfaced and have been claiming that they have completed their job. That is to be investigated.

We are still obtaining bids on the clubhouse shutters.

### **New Business**

1. ***Irrigation System*** – This is a legal issue that should be consulted. Ivy has the documentation to consult with an attorney to look over the documents regarding the irrigation system at Mr. Delapena's home, which is at 10321 Old Winston Court.
2. ***Ian Gilbert Claim*** – There was information pertaining to this claim given by Ivy and, as per the Board, Ivy and Michael are to go forward with any information that the claims adjuster needs.
3. Additions to the project plan are irrigation improvement and there was a suggestion to budget valve replacement at 2 per month for 2007. It was then mentioned that 4 per month should be budgeted.

### **Committee Reports**

New sponsors were identified for each committee; David for safety and security, John for interview, Sheri for landscaping and Dan for ARB. There was a motion to approve these sponsors made by Sheri. Seconded by Dan. All in favor.

There were comments on the clean up of the Lantana entrance.

***Landscaping Committee*** - Dan reported on stump removal. The list is to be provided by him. He reminded the homeowners that if you have any trimming concerns to call CAS or TSM. Screens are getting blower debris and the grass needs replacement because of chinch bugs; all of these are being addressed by TSM.

***Irrigation Committee*** – pump has been installed and missing valve covers will be replaced. It was commented that it would be \$35.00 for the wet check when ARB's are completed.

**Security Committee** – There is a meeting with the guard and Rob for the list of homeowners who do not have working clickers. That list will be e-mailed to Elaine.

**Rules and Regulations Committee** – Good response from residents. CAS keeping up on violation report.

**Interview Committee** – It was commented that CAS was doing a very good job in putting all the paperwork together in a timely basis.

**ARB Committee** – There was an update on ARB by Rob and there was specific issue with a homeowner, Botto, and the check is not to be released until we are notified by the ARB.

There was a lake concern and Michael will be given the lake contact number to contact the lake company directly.

There was a motion to adjourn the meeting made by Sheri. Seconded by Dan. All in favor. The meeting adjourned at 8:20 P.M.

The floor was opened to comments from the homeowners and there was one comment made by Mr. Hugo Delapena, which is the gentleman having the irrigation problems from lack of response from CAS when he called the emergency number.

The floor remained open to the homeowners until 9:15 P.M.