

**Thoroughbred Lakes
Homeowners Association, Inc.
Board of Directors Meeting
Thursday, August 16, 2007
7:00 P.M.**

| <u>MINUTES</u> | <u>ACTION ITEM</u> | <u>DUE DATE</u> |
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| CALL MEETING TO ORDER: 7:10 PM | | |
| ATTENDANCE: Establish quorum: present at meeting was John Arslanian, Jim Bordonaro, Jeena Kaufman, Sheri Klostermeyer, Dan Mountcastle Others present: Representative of Campbell Property Management was Joyce Martelli | | |
| APPROVAL OF PREVIOUS MEETING'S MINUTES: John motion to approve minutes for July, Jeena 2 nd , all in favor with date corrected. | | |
| FINANCIAL REPORT: postponed due to fact the Campbell did not finalize financials (accountant on vacation). Reserve entry needs to be booked in order to finalize. | Joyce to remind accountant to book reserve entry | 8/23 |
| COMMITTEE REPORTS: Security update-punchlist of repairs/needs for guard house, revised post orders to be reviewed by Mike and Sheri, timer is needed for outside lights R&R-awaiting new violation report with new format Landscape-resident issue discussed, all or nothing service provided for trim/cut, extension to end of august for walkthroughs ARB-nothing unusual to report Interview-nothing unusual to report | Mike/Sheri Jim Walkthrough Teams | 9/20 8/31 8/31 |
| MANAGER'S REPORT: Gerstle, Rosen, report approval by Wed, Aug 22 nd . Quote from arborist, sheri motion to approve cost for fungicide and fertilization, Jeena 2 nd , all in favor. Need to ensure TSM is filed as a company in state of Florida. Joyce to ask IVA to have backup resident list with approved guests for when computer is down Additional conversation regarding Gelfand, Joyce to contact Michael to ask for list of requirements for speed humps, afterwards get 3 quotes, discuss with Michael the paving requirements and the fact that some intersections do not have pavers that should Met with insurance adjuster Ask Gelfand if there is a way to get the specs from builder for irrigation | John Joyce Joyce Joyce- attorney Joyce-quotes Joyce | 8/22 8/22 8/22 8/22 9/20 9/20 |

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| <p>OLD BUSINESS: Landscape walkthroughs --deadline extended to end of August Back gate lighting project-Fpl light pole, cannot reach guy from electric connections Quote from pro fitness for gym equipment and 2 other vendors Raquetball court floor, leo will come and look at it Pool table cover-getting quotes Signs purchased and in use Stumps removed Tree trimming all done Volleyball net-sheri Volleyball Posts/hardware Violations report-not complete, pending Pizza Party: Jeena to call for estimates, sheri will get soda/paper products Bike rack moved</p> | <p>Teams Joyce Joyce Joyce Joyce Sheri Dan/Rob Joyce Jeena/Sheri</p> | <p>8/31 8/31 8/31 8/31 8/31 8/31 8/31 8/19</p> |
| <p>NEW BUSINESS: Safety Talk for Residents Clubhouse Protocol: change alarm code-postponed, add to project list Maintenance contract for a/c units in clubhouse/guardhouse 3 quotes Website resident email page setup was completed Budget committee, interested parties will call Campbell or email through website</p> | <p>Mike L. Joyce</p> | <p>asap 9/20 8/31</p> |
| <p>RESIDENT Q&A: no questions/comments</p> | | |
| <p>DATE/TIME OF NEXT MEETING: Thursday, September 20th 7pm</p> | | |
| <p>ADJOURNMENT: Motion to adjourn meeting at 9:25pm by Jim, 2nd by Dan, all were in favor</p> | | |