

**Thoroughbred Lakes
Homeowners Association, Inc.
Board of Directors Meeting
Thursday, July 19, 2007
7:00 P.M.**

<u>MINUTES</u>	<u>ACTION ITEM</u>	<u>DUE DATE</u>
CALL MEETING TO ORDER: 7:05 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: Jim Bordonaro motioned approve minutes for 6/19 and 6/24, Sheri Klostermeyer 2nd, all were in favor.		
FINANCIAL REPORT: John Arslanian motioned to approve financial report, Jim Bordonaro 2 nd , all were in favor. John motioned to add a bad debt reserve, Sheri 2 nd , all were in favor	John	August
COMMITTEE REPORTS: Updates provided		
MANAGER'S REPORT: Joyce Martelli provided update, hurricane plan approved		
OLD BUSINESS: Audit -John and Sheri only to meet with audit firm. Update provided at next meeting. Survey results -discussed adding some results to website, need to meet to discuss best way to handle Pest Control/fertilization quote -Sheri motioned to approve, Jim 2 nd , all were in favor Back lighting -Jim motioned to send letters out, Sheri 2 nd , all were in favor, Joyce to pursue progress on project Tree trimming -Board reviewed quotes, Dan motioned to have Frames do the work, Jim 2 nd , all were in favor Communication Protocol -Sheri committed to draft by end of august Expenditure Protocol -John committed to draft by end of august Volleyball Court Maintenance -Dan motion to approve TSM renovation of volleyball court, Sheri 2 nd , all were in favor Landscaping Walkthrough - follow up plan-monitor progress by end of July and set deadline Violations/Grievance Committee -Need committee formed asap	John/Sheri Jeena/Sheri Joyce Sheri John	

<p>NEW BUSINESS:</p> <p>Bad debt allowance-Attorney suggestion to write off bad debt for foreclosures that will not be collected.</p> <p>Meeting Signs-Jim motioned to purchase new signs, Sheri 2nd, all were in favor</p> <p>Dead Stump Removal-Dan motioned to have Frames do it, Jim 2nd, all were in favor</p> <p>Project List: Smaller items from project list were chosen to be completed during the month of August-Gym equipment maintenance, Racquetball court floor refinishing, pool table cover replacement</p> <p>August Social Event-Joyce to provide open clubhouse dates, Jeena to include in newsletter</p>	<p>John</p> <p>Joyce</p> <p>Joyce</p> <p>Joyce/Jeena</p>	
<p>ACTION ITEMS RECAP-see action items column</p>		
<p>RESIDENT Q&A:</p> <p>Resident inquired about lights out in front of community</p> <p>Resident inquired about mulching</p> <p>Resident inquired about dog walking violations being enforced</p> <p>Volunteers for committees</p> <p>Email addresses were provided for neighborhood correspondence</p>		
<p>DATE/TIME OF NEXT MEETING: Thursday, August 16th at 7PM</p>		
<p>ADJOURNMENT: Meeting adjourned at 8:35 PM</p>		