

**Thoroughbred Lakes
Homeowners Association, Inc.
Board of Directors Meeting
Thursday, September 20, 2007
7:00 P.M.**

<u>MINUTES</u>	<u>ACTION ITEM</u>	<u>DUE DATE</u>
CALL MEETING TO ORDER: 7:05PM		
ATTENDANCE: Establish quorum: present at meeting was John Arslanian, Jeena Kaufman, Sheri Klostermeyer, Dan Mountcastle, absent was Jim Bordonaro Others present: Representative of Campbell Property Management was Joyce Martelli		
APPROVAL OF PREVIOUS MEETING'S MINUTES: Sheri motion to approve minutes for August, Jeena 2 nd , all were in favor.		
FINANCIAL REPORT: John motioned to approve, Sheri 2 nd , all were in favor. Joyce to have Accountant follow up with John regarding audit corrections.	Joyce	10/1
COMMITTEE REPORTS: Security update-punchlist of repairs/needs being worked on, Mike to provide signs needed to Joyce, electrician to fix light and install timer R&R-awaiting new violation report with new format, pending since July, Joyce to email correct format for cumulative report Landscape- extension to end of october for walkthroughs-Dan to contact Lori and provide weekends during October or November for finalization ARB-nothing to report Interview-nothing to report	Joyce/Mike/Sheri Joyce Dan	10/1 10/1 10/31
MANAGER'S REPORT: Joyce to send letter certified return receipt to former president for retrieval of key Raquetball court floor refinishing-only 2 quotes were from maintenance men, no real vendor quotes provided, joyce to get 2 vendor quotes Billiard table recovering cancelled, deemed unnecessary Gym equipment maintenance contracts-two quotes very different, awaiting 3 rd quote Speed hump proposals-only one provided, need two more and joyce to work with Dan for county specs Back gate lighting project-2 quotes provided but no information regarding correspondence with fpl, joyce to contact both vendors to get information regarding fpl communication Attorney letters regarding turnover-contact attorney for status Fining committee still not in place, cannot implement fines without committee Responses to violation letters-to be addressed	Joyce Joyce Joyce Joyce/Dan Joyce Sheri Sheri/Joyce	10/1 10/4 10/4 10/11 10/1 10/4 10/4

A/C maintenance contract-Joyce to contact EMC and Service Experts	Joyce	10/4
OLD BUSINESSS: Communication Protocol: Sheri to email draft to board by 10/11 Expenditure Protocol: John to email draft to board by 10/11 Safety Talk-ask Mike to arrange for first week in October Survey-postpone until after budget season Volleyball Court-Dan to return poles and replace, Sheri to order net and provide hardware needs to Dan Website subscribers-yahoo ticket being worked on Budget-weekly meeting during October, first one set for 10/1 at 6:30PM, John to provide template for budget with annualized amounts October social event-Costume contest, pizza, soda, candy, Jeena to order pizzas 10/26 6:00-7:30PM	Sheri John Mike/Sheri Sheri/Dan John Jeena/Sheri	10/11 10/11 10/11 10/1 10/11
NEW BUSINESS: none		
RESIDENT Q&A: landscaping issues, not cutting back of neighborhood as often as indicated and doing a poor job of cutting and trimming		
DATE/TIME OF NEXT MEETING: Thursday, October 18 th , 7pm		
ADJOURNMENT: Motion to adjourn meeting at 8:45pm by Sheri, 2 nd by John, all were in favor		