

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

MINUTES

CALL MEETING TO ORDER: 7:06PM

ATTENDANCE:

Establish quorum: present at meeting was John Arslanian, Jeena Kaufman, Sheri Klostermeyer, and Jim Bordonaro

Others present: Representative of Campbell Property Management was Joyce Martelli

APPROVAL OF PREVIOUS MEETING'S MINUTES: Jim motion to approve minutes for November, Jeena 2nd, all were in favor.

FINANCIAL REPORT: John motioned to approve, Sheri 2nd, all were in favor. John pointed out need for accurate accruals for year end financials.

COMMITTEE REPORTS:

Security update-no update

R&R-n/a

Landscape- first replacements done, pending mulch

Budget-Jim motion to approve final budget, Jeena 2nd, all were in favor, budget approved at \$305

ARB-nothing to report

Interview-nothing to report

Grievance-meeting held on December 19th

MANAGER'S REPORT: read by Joyce

OLD BUSINESS:

Back gate lighting project-underway, digging complete awaiting fpl installation

Re-finish of racquetball court-completed

Speed Humps-pending

Front light repairs-Joyce to review since lighting still not working completely

WEIR Update-completed, key at guard house

Rules list status-pending

Financial controls provided by john-tabled until January meeting

NEW BUSINESS:

Land issue-if zoning change approved, contractual obligation from developers to further develop borders, not to remove any existing trees/ fill, maintain landscaping of tbl owned land near canal, tree line for small plot up front to be added to fence and along all adjacent areas of ficus hedge or areca palms, monetary factor included, community address by developers, restrictions for dumpsters/food waste, all pending or contingent upon resident vote

Transition-asked Joyce to ensure information regarding insurance, violations, and speed bumps was transferred to prime. Contact Zimmerman for damage to front trees and hedge

Mulch for newly planted area-Sheri motion to approve mulch by tsm, Jeena 2nd, all were in favor

RESIDENT Q&A: none

DATE/TIME OF NEXT MEETING: Change to 4th Monday, January 28th 7pm

ADJOURNMENT: Motion to adjourn meeting at 7:43pm by Jim, 2nd by Jeena, all were in favor