

**THOROUGHBRED LAKES  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
FEBRUARY 20, 2007  
7:00 P.M.**

**MINUTES**

Dan Mountcastle, Secretary, called the meeting to order at 7:09 p.m.

**PRESENT** - John Arslanian, Sheri Klostermeyer, Dan Mountcastle, and Jared Rosen. Representing Campbell Property Management was Joyce Martelli.

**ABSENT** – David Bartolucci

**MINUTES** – Sheri Klostermeyer asked to remove the blurb on the President's Report, and requested to attach his report to the minutes instead. Sheri informed she would like to set up a meeting with Joyce Martelli in the next week or so to set up a format for action items to be included in future minutes. Sheri made a motion to approve the minutes of January 16, 2007 with the change; John Arslanian seconded the motion; all were in favor.

**FINANCIAL REPORT**- John Arslanian approved the financial report for January 2007.

**PROPERTY MANAGERS' REPORT** – Joyce Martelli read her report. Joyce asked the Board to look at the new shutter quote included in the Board packages. Dan Mountcastle requested a copy of the agreement that David Bartolucci made with Dennis Discount for the replacement of shrubs and fencing.

**COMMITTEE REPORTS**

**ARB** – Rob Klostermeyer informed there is quite a bit of activity with ARB's in the community. There are still a few ARB'S that need to be approved, due to pending items still needed in order to approve the ARB's.

**LANDSCAPE** - Dan Mountcastle spoke about the Majule Palm that snapped in half at the front entrance. The tree has been removed, and the new tree is should arrive within the next two (2) weeks. The tree company suggested waiting 30 days before installing the new tree due to cold weather. Dan also informed that the wall which broke from the tree fall has been repaired, but still needs to be painted. Dan informed that the stakes have been removed from the trees throughout the community, and if anyone has any loose straps they are to contact Campbell.

Dan informed the general pest control and the spot treating of fire ants was done on Monday by TSM. Sheri Klostermeyer mentioned that the treating of fire ants is not in the contract for owner lots with TSM, and Greg is doing this service as a courtesy. Dan suggested that owners use Amdro for treating fire ants. Greg with TSM has also been treating weeds, which is also not included in the contract.

TSM resubmitted the Coco Plum bid for White Pinto Court. Dan motioned to approve the quote; Sheri seconded the motion; all were in favor. Sheri informed the reflective signs were put up, but need to check to make sure they were not installed on the owner's property.

Dan mentioned the tree replacement project requested by the County is on-going and would like for it to be completed by March.

**SECURITY** – No update

**INTERVIEW COMMITTEE** – John Arslanian gave hand-outs to Board members. John informed he has set up an interview process for clubhouse rentals. John discussed the application and process. Rob Klostermeyer said we can use the cameras in the clubhouse for weekend rentals to monitor for damage. Sheri Klostermeyer added that the applications need to be more specific, they are too vague.

Rob handed out a draft copy of the newsletter to Board members. Rob informed the newsletters are being dropped off at the guardhouse, and Joyce Martelli will pick them up and mail them to owners.

John Arslanian asked about the procedure for violation letters. Joyce explained the process. Sheri informed the 3<sup>rd</sup> notice is a fine.

**OLD BUSINESS** - Dan Mountcastle asked Joyce if she was able to contact FPL regarding the relocation of the two (2) street lights. Joyce informed she will contact FPL this month to get information. Dan asked about the turnover status from Transeastern. Sheri Klostermeyer informed the HOA will move forward with the speed bumps, but the rest of the items for turnover are being turned over to the new attorney.

Dan Mountcastle informed the tree replacement project is on going. Dan mentioned the issue with the irrigation break. Sheri informed TSM has been very responsive with work orders. Dan informed owners if they notice standing water on their property, to contact Campbell and put in a work order. Greg from TSM should be putting door hangers on door knobs to show he was at owners' property to do work. Sheri informed owners they can call Campbell to find out if their work order was completed. John asked if owners should remove the loose straps from trees on their property.

Discussion took place regarding the fountain maintenance quote from Perfectly Pure Pools. Daniel, the maintenance man, will take care of the entrance fountain for now. If it causes problems for Daniel, then the Board will approve for Perfectly Pure Pools to maintain the fountain.

**NEW BUSINESS** - Sheri discussed the back gate. She is looking into changing the hours that the back gate is open, which may alleviate people speeding through the community. Dan informed there is a lot of traffic at the back gate, and people piggy back through it. Sheri suggested for lights and speed bumps to be installed first. Sheri informed the Board approved an amount of up to \$6000.00 for additional lights.

Dan asked Joyce if David Bartolucci had contacted the attorney regarding canceling the cable contract.

Sheri reported on all the items Daniel, the maintenance worker, has completed at the clubhouse.

Dan asked if the pool is currently working. Joyce informed the heater was not broken, it was cold outside and the temperature in the pool needed to be raised two (2) degrees.

Discussion of petty cash for Daniel took place. Joyce is to let the Board know if Daniel needs any large items and the Board will purchase the items for him.

Sheri informed that more proxies are needed for the Annual meeting. Not enough have been received to hold the Annual meeting. Owners were asked to spread the word and to mail in their proxies. One owner informed they do not know who the Board members are, and they should announce their names at meetings. Sheri apologized, and introduced the Board by name and stated they will call out the Board member names at the beginning of each Board meeting in the future.

Dan informed refreshments should be served at the Annual meeting. Chairs may need to be rented if many owners show up. Signs should be put up at the two (2) gates on the Board meeting sign indicating proxies need to be turned in. Sheri asked Board members and neighbors to bring some folding chairs to the Annual meeting, Sheri will purchase food and submit receipts for reimbursement.

Dan Mountcastle discussed getting new Board meeting signs, or putting dry erase on the back of the existing signs. Discussion took place regarding the time and date of the next meeting. The Board decided not to have a regular Board Meeting in March, any Board items can take place at the Annual meeting.

**ACTION ITEMS:**

- Talk to attorney regarding noise and what can be done about the 18 wheelers that park outside the back gate.
- Pursue Security Presentation from owner with the Security Committee.

## GOOD AND WELFARE

- Owner asked about the Transeastern turnover.
- Owner informed he received a violation letter regarding pressure cleaning his fence and was not sure who is responsible to clean the other side of the fence. Same owner asked what could be done about Security, break-in's are occurring, and he feels we need a new security company. Owner also informed he could do a presentation at a Board meeting regarding Security and safety.
- Owner discussed the back gate, where the related incident occurred. She prefers the gate stays locked. Owner also discussed the Security Company, maybe get someone that does only access control, or maybe an off duty police officer. Sheri Klostermeyer informed we need to re-bid the Security Company. Much discussion took place regarding Security.
- Owner complained about a neighbor leaving their basketball hoop out and riding their kids riding their skate boards in the street. The owner is unable to drive on the street because of this. Owner also discussed the reflector signs that were just installed.
- Owner asked if there is a noise ordinance for Palm Beach County.

Sheri motioned to adjourn the meeting at 8:36 p.m.; Jared Rosen seconded the motion; all were in favor.

Respectfully Submitted,

Joyce Martelli  
Joyce Martelli, LCAM  
For the Board