



CEA Property Management Inc
777 South Flagler Drive
Suite 800-West Tower
West Palm Beach, FL 33401

THOROUGHbred LAKES ESTATES HOA

MEETING JUNE 30, 2009

Members Present

Mario Hintz, President
Oscar Acosta, Vice President
Kathy Phillips, Secretary
David Holden, Treasurer
Bryan Kirshbaum, Director

Also Present:

Sandy Bennett, Property Manager

Acceptance of Minutes

Minutes missing that are needed from Prime-Feb & March, request from Prime.
April 2009 Minutes, Motion made by Mario, second by Kathy, all in favor, motion carried.
Committee Meeting May Minutes, motion to accept made, second and approved.

Security

United K9-Iva present
Sandy provided report
Mario stated that there was a TV in the guard house and he spoke to Iva and the TV has been removed.
A larger monitor will be needed to view all cameras at the same time.
28" \$350-plus it will need a flat bracket for install
Motion made by Mario to purchase the monitor, second by Kathy, all in favor, motioned carried.
PC needed with increased ram or upgrade.
Discussion regarding database that Security has, may need additional software to download.
Mario stated that if the gate arm is knocked off, the guards should be able to put back up.
Iva-Spoke to Kathy, any tag number that we need to check she has access to that information and can get it.
Sandy will request when needed.
4 cameras at the back gates-one looks at bus stop, Owner said she witnessed kids smoking etc.
It was suggested to install a speaker phone for back gate-Howard will check on this and give estimate. This will allow the Guards to send messages to anyone at that gate.
Back gates close at 10pm
If vehicles enter without auth in the back gate-Guards are to get tag and info and call PBSO.
Additionally suggested ideas:
Signs-All commercial vehicle are to enter through 441 entrance State Road 7, illegal access will be prosecuted.
Vandalism to any property will be prosecuted to the fullest.
Posted on gate, metal signs. Fix to the inbound left hand side when approved and ordered.
Neighborhood Watch- Russell made some contact. Committee of three-Russell, Jessica, & Brian is the Sponsor.

Motion to accept report, second by Kevin, all in favor, motion carried.

Look into adding offender fields in their access database to be able to pull reports. Mario will look into this also.

Treasurer report

Financials from Prime, Mario stated that the FS are ok, some items need to be cleaned up, motioned moved, second by Kevin all in favor, motioned carried.

Coupon Books-If they re-print the coupons how much?

Board feels they should state late fees.

Put a note on Community Channel regarding late fees being imposed. Kathy will follow up on this.

Susan will take Bank Papers. Sandy will inquire on cost from bank to print new coupons.

Bank accounts-Still outstanding- Need to be closed out. Sherry, Susan Feldhouse, Dan Mountcastle

Sherry will start the process of closing those accts.

Committee Reports

American Pressure Clean-\$500 all front area, all wall, pavers etc. Motion made Mario, second by Kathy, all in favor. Mario contacted to complete.

Security for 4th of July, Motion made to accept, second, all in favor, motion carried.

Repair of wall in gym-depending on cost send via email, .

Authorized the repair of the petal, next service call.

Additional Guard duties

Pool room-Procedure for signing out the key, the guards need to log the time so the cameras can show damage if necessary. Sign hold harmless each time. Check all areas inside for damage each night before leaving.

Check all gates and arms are in working order. Check bus stop for damage in back.

Obtain a bid for lock for racquet ball-New key that will need to be signed out.

Follow the same procedure for this area as well.

Renting of Club House-

Look into Insurance for clubhouse being opened after the pool area is closed.

Guards need to inspect before they leave. Any illegal activity the guards must make them leave immediately.

Landscaping-Need to weed whack under white fences not being done.

Grievance committee-Will not meet for another couple months.

Pit Bull-Cert notice was sent, fines imposed. Owners want the dog removed. Find out where they are with the Foreclosure.

Newsletter to include the new Board members as well and reminders.

Security Rules & Regs

Russell gave report will send via email.

Next meeting July 28th

With no Further Business Meeting adjourned