

THOROUGHBRED LAKES HOA

BOARD OF DIRECTORS MEETING

DECEMBER 29, 2009

7:00PM Thoroughbred Lakes Clubhouse

BOARD MEMBERS PRESENT

Mario Hintz, Pres.
Oscar Acosta , VP
David Holden, Treasurer
Kathy Phillips
Bryan Kirshbaum

Absent

Kathy Phillips

ALSO PRESENT

Amanda Bennett, Assistant

QUORUM YES

Meeting called to order at 7:33

Acceptance of Previous Minutes

Motion made by Mario, all in favor, motion carried.

Financials

Report provided in packet

Reviewed items on report. Sandy will address items noted. Board stated to leave deposits on financials.

Financial approved- if there are any changes after Sherry goes through them Mario will let Sandy know.

Aged Owner Balances

Tabled until next meeting and everyone attends meeting as well as Sandy Bennett

Committee Reports

Rules & Regulations

Report in packet

Landscape Committee

Concrete post-bids provided to board previously. Tabled

Painting of Coopula-Select Company and start-Delzappo & sons -all in favor

Boca locks- Table until next meeting- need to make sure all homeowner know that they need a key to access the pedestrian gate.

Bryan had an estimate for pest control/white fly.

Pedestrian gates need casters. Have Budget take look and get quote for caster on back gate especially, they want a spring and caster that closes the gate completely.

Request Dave to give quote-Need to add brush to school bus area by back gate to add more privacy for the homeowners

New Business

Need to get quote from Alex for racquet ball court- requested- need to follow up
Make sure that security does inspection of racquet ball room at night for damage
Need for it to be known that when clubhouse is being rented that the billiard room cannot be used
Section one of rental contract agreement needs to say that all amenities are not included in the clubhouse rental what so ever-Need to spell it out
No billiard use what so ever when renting the clubhouse-also need further discussion and investigating on being able to use billiard room when renting the clubhouse-
Put to vote next month use of billiard room with clubhouse rental-
Bryan wants to change racquet ball court to a volleyball court- need to be put on agenda for next meeting

Send letter to remaining legible voters to vote on previous changes to documents- \$10 off will still be offered. Or if you have a better suggestion-forward list of eligible voters and BOD members will walk to community-need to print more proxies and deliver to guard house so that they can pass them out when they walk community. Will check with Sandy on this also.

Replace sign re clicker shut off if not current to more modern sign- also copy for back gate
Voter sign at back gate needs to be removed-Amanda will do when leave meeting.

Status of stencil for hours of operation for doors of the clubhouse. Check on this

Garage sales- a lot of requests -Bryan recommends sending out mailing to all HO that would like to participate -charging 5\$ to pay for the mailings use the clubhouse front lawn-area to be determined- so that people are not driving throughout the community- possibly during the spring- to alleviate postal cost, Amanda suggested a newsletter and have it hand delivered-all in favor of the idea, need to discuss some more and determine when to actually have the community yard sale.

Attorney reports- review and comment at a later date.

BOD requests some info on the payment plans that we (CEA) has set up with HO' so they have record of them. I will check with Sandy on this.

Budget- for 2011-start preparing reserve for air conditioning unit replacement

Send BOD schedule of upcoming clubhouse rentals so that they aware of the parties-weekly emails.

Mario will forward Mike Lacoutry contact info to set up meeting with Rapid fence.

Disconnect between landscapers, management and community- they are cutting too short and HO's are getting upset, needs to be addressed. BOD to determine how to schedule cuts to alleviate the problem. Maybe they need to lower/higher the mowers.

Management report looks fine

Recommend finishing rock in clubhouse area. Check with Dave on breakdown.

Tot area would like to add ground up tires, just talking so I put this in! Try budgeting for upgrades on gates and add two other cameras recommended by Mario for use of any extra money that the community has coming to them due to collections.

Ron Guard house- Have United relocate him somewhere else- all in favor.

Gate Master is a reputable company out of Broward- use as back up-stay on top of Howard when it comes to any gate issues.

Old Business

ARC

No pending issues

REMIND The Committee will need to meet to decide on new roof tiles that will be approved. We will send an email after the New Year.

New Business

Estimates for replacing the speed bumps on clubhouse & saddle trail lane- wanted pyramid so that if you go over them fast it will damage your vehicle!!

Ask Sandy about trespassing signs-on canal sides- do we have them.

Meeting Adjourned