

THOROUGHbred LAKES ESTATES HOMEOWNERS ASSOCIATION
NOVEMBER 24, 2009
7:00PM Clubhouse

BOARD MEMBERS PRESENT

Mario Hintz
Oscar Acosta
Kathleen Phillips

BOARD MEMBERS ABSENT

David Holden
Bryan Kirshbaum

Acceptance of Minutes from Last meeting

Motion to accept minutes for Special Meeting made by Mario, second all in favor, motion carried.

FINANCIALS

Discussed several accounts regarding pending balances from Primes records. Sandy will review and have adjusted if necessary.

Open Invoices from Prime reviewed. The following lists the position from the Board:

Inv 000232 8.26.08 \$3805.65 Board stated that this was included in the takeover of the landscaping in 2008. This is not a valid invoice and needs to be closed

Inv J069321 \$185-Disputed due to shut down of click and pay-Many late charges and fees due to this action with no notice.

INV J06932 \$80.75 -VALID

Inv J070254 \$10.52-VALID

INV J002066 \$474.76 -REPAIR OF MAINLINE BREAK-VALID

INV J002067 \$474.76-REPAIR IRRIGATION-VALID

INV J002081 \$426.27 -WET CHECK VALID

SEND THIS TO PRIME-STEPHANIE

On Accounting Management Report:

#15-LEAVE FOR NOW

#16-EXPENSE OUT

TRANSFER ALL RESERVE FUNDS BEFORE THE YEAR END TO STERLING BANK.

Motion to accept Treasurer Report made by Mario, second by Kathleen, all in favor.

Canal Gates update:

Budget gate is submitting an estimate to install the gates on the canals asap, we will also obtain two additional quotes to get this started as soon as possible.

Do not charge any late fees until the 15th for Dec. due to the possible delay with Holiday mail.

HEARING UPDATE

GAVE REPORT

LANDCAPE

Palm tree around the arm of the entry in rear needs to be trimmed asap.

Pump station on Saddle Trail-Flooding into the road. Needs to be checked

Walking entrance-south side walk entry, always very wet-needs to be checked for a break.

Light on the sign at the entry needs to be replaced.

Obtain bid for-installing coco plum along the canal road 441 on all canal areas behind houses-get bids for any area that needs heavy install

Also include the strip along the Lantana road behind houses.

The shrubs in the center islands need to be fuller-and taller-at least another 4-6 inches-Don't cut until summer

time-Unless they start to look straggly, Landscape Committee will let us know.

Old Business

Pending repairs-Underway

Send the board the quotes for the concrete post-painting of copula and painting of the foam repairs.

The locks for the gates-will be in tomorrow

Racquet Ball Court-Have Alex do the cleaning of the floor-then we can look at having it refinished.

Speed Bumps-Waiting on Mike Chapnick to advise on this.

Aquamatics-They may have the original Blue prints for the irrigation

ARC-A homeowner submitted an arc to have her roof done-The original tiles are no longer available. The owner is having a lot of water problems and would like to have completed asap.

Motion made by Mario, second by Oscar, all in favor.

ARC Committee needs to meet after the holidays to go over acceptable le roof tiles.

Meeting adjourned