

THOROUGHBRED LAKES HOA
Special Meeting
OCTOBER 27, 2009, 6:30pm

Purpose of this meeting is to have members vote on Amendments to the following: Section 8.13 Garbage and Trash; Section 8.17 Leases; Section 13.1 Majority of Homeowners.

Board Members Present

Mario Hintz
Oscar Acosta
Kathy Phillips
David Holden

Absent

Bryan Kirshbaum

Also Present

Sandy Bennett, Property Manager

The Board/Committee members will try to obtain the remaining ballots, approx 100 needed. Valid for 90 days.

No official action can be taken at this time as the needed amount of votes was not obtained.

Meeting adjourned.

REGULAR MEETING CALLED TO ORDER AT 7:23

Minutes accepted by Mario, second by Kathy, all in favor motion carried.

Financials-Reviewed

Bank Accounts

Discussed removal of fees for accounts that require adjusted.

Motion to accept-Mario, second by Kathy all in favor, motion opposed.

Committee Reports

Grievance Committee held a hearing this month

Mr. Gambucci-stated that the Committee should follow the same standard for the next "violation of Pet Rules & regulations".

Next Meeting Grievance Hearing November 20th

Landscape

Mario said that five heads will need to be replaced due to the 4 wheelers.

White Pinto the irrigation is still not going on in some areas. Sandy will have Osprey check zones. Mario's address also 10393. May be electrical connections going to solenoids.

Tree removal at pool parking-have Osprey complete, ok.

Howard still needs to give us a bid for an infrared camera.

Collections-Discussed with Financials

Community Relations

Attorney Questions to address:

Speed Bumps-

Mario stated that we have been granted the money to replace the speed bumps that were removed, also the trees, etc that was involved.

Sandy to ask Mike about what letter needs to be sent to the owners regarding the right of access to remove trees. Hold harmless agreement. Members asked why should the HOA spend money to have the homeowners have the paperwork signed. The HOA should get what they want before we comply to assist them. Roads resealed, striped, speed bumps, and replace trees being removed, grading of land. Etc.

Check the access of TE Developer into the community? Was this signed. May already have been.

The attorney needs to be the director for HOA regarding this issue.

Electrical may be an issue in clubhouse-lights in center are out, Sandy will make note and try to coordinate with another call, if possible.

Vacant homes or bank owed homes already listed with lock boxes-Owner suggested contacting Realtors to have Open house for some of these.

Motion made to adjourn