

**THOROUGHbred LAKES ESTATES HOA  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 29, 2009**

Board and members present took a walk of the Clubhouse area to inspect projects in progress and issues needing to be address. The following was addressed:

The windows were all completed and look great. Rock has been installed in some areas on the interior of the pool deck. Other areas will be installed over time. Eventually replacing all mulched areas with rock.

There are a few missing tiles on the clubhouse house roof, lower structure in the center that need replacing.

Shrubs need to be installed along the sidewalk area to prevent vehicles from driving up on the grass. In addition, install a post in the middle to prevent vehicles from driving up that area.

Light fixture hanging just outside the clubhouse has a broken glass pane, needs replacement.

The "tower" of the clubhouse requires painting.

An infrared light needs to be installed at the clubhouse pool area next to the parking lot.

Someone broke the pool fence and removed one of the bars. This needs immediate attention. The area behind the playground that is enclosed with chain link, the chain link requires repair.

The back pedestrian gate needs to be replaced. Add coater wheels to reduce possible damage.

Add spring latches to pedestrian gates at the front.

Remove two branches from the Bird Of Paradise at the pool that blocks the camera view.

Repair the foam areas the same time we do the repairs at the front entry.

**ACCEPTANCE OF MINUTES FROM AUGUST**

Motion made by Marion to accept, second by Dave, all in favor, motion carried.

**FINANCIALS**

The financials have been completed thru August 2009. The board will review.

The Budget is being worked on. The Committee will be meeting on October 22, at 7PM. The Budget Meeting will be held on November 12th, at 7PM.

**Landscaping**

Kathy has been working with Dave on several issues. They are considering having the homeowners who specify certain areas not to be done by the landscapers to use reflectors or something to that nature. Many service calls handled throughout the month.

**Security**

Board asked to see if Iva could have another guard open the pool area for the gym at 6am since Kadea does not start until 7am now. Board also asked Sandy to have a key provided for Oscar so they could open if necessary from time to time. Discussion regarding implementing a pass word or code for owners calling the guards to allow entry. The board tabled at this time for further review. Sandy needs to ask the guards to close the pedestrian gates at night before leaving. A spring latch is needed for those gates as well. Signs are being ordered for the club house hours: One for the front entry door: Clubhouse hours 10am to 10pm; then another smaller sign to place directly on the door leading to the hallway into the pool area: Clubhouse hours 10am to 10pm, Pool closes at dusk. A new application for the Clubhouse has been formatted by Kathy and Committee members. This will be used as soon as possible. Oscar will translate into Spanish as well for those who need it. The property 5718 Raceway has a pest control problem; the Board has requested attention asap. Meeting adjourned.