

**THOROUGHBRED LAKES  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**May 1, 2007  
7:30 P.M.**

**MINUTES**

Sheri Klostermeyer, Board President, called the meeting to order at 7:43 p.m.

Sheri informed the homeowners present that the meeting will be recorded for minute taking purposes.

**PRESENT** - All Board members were present. Representing Campbell Property Management was Joyce Martelli.

**MINUTES** - Sheri Klostermeyer made a motion to have the previous meeting minutes tabled until the next Board meeting in order for the new Board to review them; Jeena Kaufman seconded the motion; all were in favor.

**PRESIDENTS' REPORT** - Sheri Klostermeyer explained the project plan, this is a way to organize, prioritize and budget. Please see attached.

It was reported that the pool safety life ring is being used for horse play on a daily basis. A sign will be purchased for the pool safety ring stating that it is for emergency purpose only.

**PROPERTY MANAGERS' REPORT** - Joyce Martelli read her report. (Report attached).

**COMMITTEE REPORTS**

**LANDSCAPE** - Sheri Klostermeyer explained the duties of the Chair Person and the differences between each Committee.

The following was determined for the volunteer positions of the committees: Jim Bordonaro will take charge of the Rules and Regulations Committee, Sheri Klostermeyer will head the Security Committee, Jeena Kaufman will be in charge of the Architectural Review Committee, Dan Mountcastle will head the Landscape Committee, and John Arslanian will continue with the resale/rental interviews.

**OLD BUSINESS**

No old Business was needed to be discussed as it was already discussed in the Presidents' report.

## **NEW BUSINESS**

Dan Mountcastle made a motion to approve the communication protocol between Board Members, vendors, Management Company and home owners to include, but not limited to, mail and email of newsletters, and to include surveys; Jim Bordonaro seconded the motion; all were in favor.

The Board would like to show their appreciation to David Bartolucci and Jared Rosen for their time given on the past Board. A letter will be sent to David and Jared informing them of the Boards' appreciation, and that they are more than welcome to join any Committee.

Discussion took place regarding the problems with homeowners parking their vehicles on the streets. The purpose for banning parking at the clubhouse was due to liability issues.

## **QUESTIONS FROM THE HOMEOWNERS**

Dave Kayfus asked the Board the status on delinquencies. The Board explained there have been less delinquents each month; the Management Company has cleaned up those in arrears. Owner, Dave Kayfus, volunteered to help with the Committees.

Russell Moore congratulated the new Board members and agreed to also volunteer on the Committees.

Sheri Klostermeyer informed the next Board meeting will be scheduled for Tuesday, May 22, 2007, at 7:00 p.m.

Sheri Klostermeyer, President, made a motion to adjourn the meeting at 9:34 p.m.; Jim Bordonaro seconded the motion; all were in favor.

Respectfully Submitted,

Elena Martelli  
Recording Secretary