

**THOROUGHBRED LAKES
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 19, 2006
7:00 P.M.**

MINUTES

The meeting was called to order at 7:03 p.m. by David Bartolucci, Board President.

PRESENT - John Arslanian, David Bartolucci, Sheri Klostermeyer, and Jared Rosen. Representing Campbell Property Management was Joyce Martelli.

ABSENT - Dan Mountcastle.

MINUTES - David Bartolucci made a motion to wave November's minutes until the next meeting; Jared Rosen seconded the motion; all were in favor.

TREASURERS' REPORT - John Arslanian approved November's financials. John reported the Board has already reviewed the 2007 budget. John Arslanian made a motion to approve the 2007 budget as presented; Sheri Klostermeyer seconded the motion; all were in favor. The 2007 budget was unanimously approved.

PRESIDENTS' REPORT - David reported the lights at the front of the community were repaired by Kelly's Electrical. There are still a few more lights that need to be fixed. Joyce is still trying to contact the Gas Company to get an update on the gas. Daniel, the maintenance man, received approval from K-9 to drive the golf cart while working in Thoroughbred Lakes. David informed he is still currently working on opening a Home Depot account. The Board will continue paying for supplies that are needed, until the account is opened. Next year, holiday lighting will be installed on the entrance trees. The lights will be purchased after the holidays.

PROPERTY MANAGERS' REPORT - Joyce Martelli read her report.

COMMITTEE REPORTS – ARB - Rob Klostermeyer reported there have been four (4) ARB's submitted this month for shutters, fencing, and landscape; all were approved.

SECURITY - The Security Committee met and discussed illegal parking and towing violation stickers. The guards are tracking the vehicles that they sticker. Vehicles can not park in the Clubhouse parking lot for long periods of time, on the street over night, or on sod. There is an issue on White Pinto Court with cars driving over the island, the Association is looking into installing shrubs in that area.

Rob reported there are still many homeowners that refuse to purchase gate clickers, which causes a burden to the guards. The Committee is currently looking into purchasing other clickers at a lower price. Rob reported the timers at the front entrance are not turning on consistently. Rob asked if we can look into a photo cell for that area. David Bartolucci informed Mark at Kelly's Electric will be contacted for a price.

RULES AND REGULATIONS - Rob Klostermeyer informed this Committee is responsible for the aesthetics of the community, they are not meant to give owners a hard time. Violation letters must be mailed to owners who are in violation, and all violations must be corrected.

INTERVIEW COMMITTEE – John Arslanian informed Committee members are needed, and encouraged owners to sign up. John informed the Chairman of this Committee has resigned. There needs to be a process put into place for the rental of the Clubhouse. Rob informed Miranda resigned from this Committee, as well.

LANDSCAPE COMMITTEE – Sheri Klostermeyer informed she met with Greg from TSM a few weeks ago. Greg will provide a schedule of all the irrigation zones. Sheri informed reflector signs will be temporarily needed in front of the shrubs that are to be installed on White Pinto Court, until they get bigger. Joyce will get quotes for shrubs on the Saddle Trail side, and reflectors for White Pinto Court. Sheri tabled electing a new Committee until 2007.

OLD BUSINESS – David Bartolucci requested to table the protocol sheet until Dan Mountcastle is present at the next Board meeting. Jared Rosen suggested putting a form on the website so owners can ask the Board questions. David Bartolucci is still working on the gas issue with Joyce for the pool. Sheri Klostermeyer informed owners that the gas was turned off several months ago due to non-payment by the prior Management Company, which is why the pool and spa have not been heated.

NEW BUSINESS – David Bartolucci discussed the shutter proposal that Joyce provided to the Board, which was for the top portion of the clubhouse, and the guardhouse. David Bartolucci made a motion to approve the shutter proposal; Sheri Klostermeyer seconded the motion; all were in favor.

Sheri Klostermeyer discussed the TSM quote to install extra mulch on Foal Road. She informed mulch was already put down in that area, as well as hedges were installed. The Committee will look into other enhancements instead. The Committee does not feel it necessary for two (2) mulches in that area. Sheri informed this item will be put on the 2007 'To Do' list.

David Bartolucci reported on the insurance policy. David suggested hiring the new insurance company as of January 1, 2007. Sheri requested Joyce contact Park and Associates to re-bid the current insurance policy. Jared Rosen informed he will obtain another quote. David informed he will find out if we were miss-quoted. The quote was for town homes instead of single family homes.

David Bartolucci made a motion to cancel the current insurance policy effective as of January 1, 2007; Sheri Klostermeyer seconded the motion; all were in favor.

The TransEastern email that was sent to Joyce was discussed. Sheri Klostermeyer commented the email sounded like the builder is trying to get away with only paying \$15,000. David informed they need to stick to the originally requested \$20,000, which was supposed to immediately go into an escrow account to pay for the speed bumps TransEastern owes the community. David requested this item be tabled until after the meeting with the new attorney. Joyce will set up a meeting with Gelfand and Arpe for the Board to meet with him before the January 19, 2007 Board meeting.

GOOD AND WELFARE – Sheri Klostermeyer informed owners can speak on agenda items only, not more than three (3) minutes per person.

- Owner informed her bank has not paid her November and December maintenance bills.
- Owner informed she has issues with the landscaper.
- Owner asked about the increase for 2007 and if an assessment is forthcoming.
- Owner asked about programming for TV, and questioned TransEastern issue.
- Owner asked about cable, landscape, gates, and security. (suggested to put in newsletter if owners want to cut their own grass).
- Owner asked why assessment is going up another \$11.00. He also informed the alarm company took 20 minutes to contact him after the alarm went off.
- Owner asked about increase, and what was last years' cost for manned gate.
- Owner complained the guards sleep at the gate, as well as drive through stop signs in the community.
- Owner asked if bids were requested to budget into the 2007 budget. Owner did not understand what some of the line items were.
- Owner asked about cable TV and speed bumps.
- Owners thanked the Board for the good job they are doing.

The meeting was adjourned at 8:25 p.m. by David Bartolucci, President.

Respectfully Submitted,

Joyce Martelli

Joyce Martelli, LCAM
For the Board