

**THOROUGHBRED LAKES
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 16, 2007
7:00 P.M.**

MINUTES

David Bartolucci, Board President, called the meeting to order at 7:07 p.m.

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

ABSENT – Jared Rosen.

MINUTES - John Arslanian made a motion to approve the past two (2) meeting minutes as presented; Sheri Klostermeyer seconded; all were in favor.

PRESIDENTS' REPORT - David Bartolucci discussed Campbell Property Management starting seventy-seven (77) days ago, with a few hurdles. The Board will review their contract again after one hundred twenty (120) days. Homeowners like to complain, but don't want to help. Owners have been complaining about violation letters that have been sent to them. The Board has been trying to do their job in the community. The home prices can be maintained if the community is maintained. The Board members are volunteers, they do not signal owners out when letters are sent. (Report attached)

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

COMMITTEE REPORTS

LANDSCAPE - discussion took place regarding TSM's landscape proposal for hedges on White Pinto Court. The Board would like one (1) or two (2) Oak trees installed in that area, and whatever hedges are already out there that are low maintenance.

Dan Mountcastle spoke to Greg, from TSM, regarding ant mounds throughout the community. Greg will spot check for ants. The Board would like the new landscaping contracts to include pest control. Contractual mulching was done in December 2006. The remaining common areas will be mulched once per year. If all areas were to be mulched, a special assessment of \$70.00 per home would have to be implemented.

Dan would like to propose a tree replacement plan for all common areas, due to the County inspecting to ensure all missing trees from past hurricanes have been replaced. A tree count will be needed on all properties. Joyce's help would be needed to help coordinate this project. It would be less expensive if the HOA purchases the trees and have them installed. Dan asked Joyce to contact the County to get the attachment that

was left out of the letter from them. David asked Dan to take into consideration the cost of mulch and irrigation repairs for the areas where the trees will be installed.

Greg, of TSM, has completed the zone list for irrigation; it will be posted on the community web site. The list will change with the seasons and weather conditions. The Board will try to keep the list updated on the web site.

Dan requested Joyce purchase reflector signs like the existing signs in the community, for White Pinto Court. Dan asked if any more quotes for landscape have been received. Joyce informed she will have more quotes within the next week.

ARB - Rob Klostermeyer stated there were a few ARB's received this month.

INTERVIEW COMMITTEE – John Arslanian informed that the Interview Committee had met and are trying to get more volunteers. Angela Cohen is Chairperson. There was one interview this month; John Arslanian will be approving the re-sale forms. Joyce Martelli explained how the background checks are being done.

Angela Cohen will be doing the clubhouse inspections for rentals. There will be a checklist for clubhouse inspections. The committee will meet again in one (1) week.

Rob Klostermeyer informed there have been some complaints about the channel line-up from Century Communications. A few more channels are being added to basic cable owners.

SECURITY COMMITTEE - Mike Lacouture informed there were no complaints from the guardhouse. He reported that some people still have not purchased clickers for the entrance gate. Daniel, with Campbell, has been putting up the gate arms when they are knocked down. A box of washers is needed for Daniel to have for when he needs to repair the gates. The fine for any type of vandalism in Thoroughbred Lakes is \$100.00. Owners that knock down the gate will be fined. John Arslanian asked Joyce Martelli to have Sharon Alley, from Campbell, to put the owner who hit the gate on the delinquency list.

Joyce Martelli was asked when the shutters for the clubhouse and guardhouse will be installed. Joyce informed she has been having difficulty in getting a date from the company, but will continue to follow up.

Sheri Klostermeyer discussed the security issues regarding the lack of lighting at the back gate. Sheri suggested two (2) light poles be installed in that area. Dan Mountcastle informed FPL charges \$1500.00 - \$2500.00 per light pole. Dan will set up a meeting with the representative from FPL to review this item. Sheri asked Dan to forward all of the information from FPL to Joyce.

John Arslanian made a motion to approve up to \$6000.00 for two (2) light poles, including installation, for the back gate area; David Bartolucci seconded; motion passed unanimously.

David Bartolucci discussed the speed bumps. TransEastern has come up with an offer of \$1500.00 for the clubhouse and \$20,000.00 for the speed bumps. The new attorney will review these items. Sheri Klostermeyer asked for quotes for the speed bumps, as well as for a surveyor to come out to give us his recommendation. The Security Committee is to meet with the surveyor.

Mike Lacouture asked Joyce Martelli if she knew of a sign company that could make some signs for the guardhouse. Mike will e-mail Joyce a list of the signs that are needed.

INSURANCE – David Bartolucci discussed the new insurance policy. The Association had wind coverage with the last policy; with the new policy the Association is totally covered. In the future, bids are to be obtained three (3) months before the policy is to expire.

OLD BUSINESS

John Arslanian and Dan Mountcastle met with the perspective new attorney. The bid for the new attorney was handed out. Sheri Klostermeyer made a motion to contract with the attorney; David Bartolucci seconded; motion was unanimously approved.

John asked Joyce Martelli to get the exact turnover date from the builder, and to also find the original cable contract from Century Communications. These items will be given to the new attorney for his review.

NEW BUSINESS

David Bartolucci requested Joyce obtain three (3) to four (4) landscaping bids.

David informed the new attorney will look into canceling the cable contract.

Sheri Klostermeyer asked Joyce Martelli to have bullets on future minutes for action items.

David Bartolucci purchased items from Home Depot for Daniel, the on-site maintenance worker, to do projects. Some of the items bought were; two (2) benches for the playground and two (2) fans for the gym. Energy efficient light bulbs were purchased for the clubhouse. Sheri asked Joyce to have Daniel put on his “to do” list to paint the front clubhouse doors. The Board may have some of the paint.

GOOD AND WELFARE

Sheri Klostermeyer informed that any personal homeowner issues should be directed to Campbell Property Management, and not brought up at Board meetings. This portion of the meeting is for agenda items only.

- Owner informed only one (1) Board meeting sign is being put up at the front entrance and asked if another sign can be posted at the rear gate, as done in the past. The owner also asked if more items could be posted on the web site.
- Owner informed that the guards are letting deliverymen into the community without calling the owner first. He also spoke about the violation letters he received and the turn around time for correcting the violations.
- Owner asked about the type of speed bumps that will be installed.
- Owner discussed issues with the irrigation related to his lawn.
- Mike Lacouture asked if TransEastern will meet County requirements.
- Rob Klostermeyer asked if the pool and spa have been fixed.

The next Board meeting is scheduled for Tuesday, February 20, 2007, at 7:00 p.m.

David Bartolucci, President, adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

Joyce Martelli

Joyce Martelli, LCAM
For the Board