

**Callaway Greens Homeowners Association  
2009 Budget Meeting  
November 3<sup>rd</sup>, 2008  
Gateway Golf & Country Club**

APPROVED 11/12/08

**Board members in attendance:** Dottie Campbell, Susan Delihias, Jennifer Fricker, Julia Post and Mary Rodenkirchen.

**I. CALL TO ORDER / QUORUM**

The meeting was called to order by Susan Delihias at 2:04 PM.  
A quorum was established with all five Board members in attendance.

**II. PROOF OF NOTICE**

A notarized affidavit providing Proof of Notification of the 2009 Budget Meeting for Callaway Greens Homeowners' Association was provided and acknowledged by the Board of Directors.

**III. APPROVAL OF MINUTES**

A. October 8<sup>th</sup>, 2008

**MOTION: Susan Delihias made a motion to approve the minutes of the October 8<sup>th</sup>, 2008 Board of Directors meeting as submitted. Mary Rodenkirchen seconded the motion.**

**VOTE: The motion was unanimously approved.**

**IV. NEW BUSINESS**

A. 2009 Budget:

Susan Delihias went through each line item of the proposed 2009 budget. Increases in the 2009 budget were primarily due to an increase in the landscaping line item and the addition of a reserve line item for the replacement of the lake fountains. The proposed budget did not include a line item for trimming of the palm trees over fourteen feet as this service is scheduled to take place every two years but will be postponed one year. It also did not include a bad debt line item. At the time the budget numbers were being reviewed with the accounting firm, it was estimated the Association would end the year with a surplus of funds in the amount of \$13,631.86. As such, this additional line item was not added to the budget in 2009.

**MOTION: Mary Rodenkirchen made a motion to approve the 2009 Callaway Greens Budget as submitted. Dottie Campbell seconded the motion.**

**VOTE: The motion was unanimously approved.**

B. Collections:

(1) Foreclosures:

**MOTION: Mary Rodenkirchen made a motion the Association refrain from beginning the foreclosure process on the three homeowners presently liened by the Association. Dottie Campbell seconded the motion.**

**VOTE: The motion was unanimously approved.**

**NOTES: This does not forfeit the Association's right to foreclose on these properties at a later date. Per the attorney, the liens are valid for 5 years.**

(2) Past Due Accounts - Fourth Quarter Assessments:

The two homeowners presently past due in paying their fourth quarter assessments will be forwarded to the attorney per the Collection Policy of the Association.

(3) Past Due Accounts - Benefit Assessment:

**MOTION:** Susan Delahas made a motion the Association send a certified letter to Homeowner A in response to the recent correspondence the Board of Directors received from this homeowner, to close out this issue. Jennifer Fricker seconded the motion.

**VOTE:** The motion was unanimously approved.

**V. ADJOURNMENT**

**With no other business to conduct, the meeting was officially adjourned at 3:39 PM.**

Respectfully submitted,

Jeanne Roedding, CAM  
Tropical Isles Management Services, Inc.