

**Callaway Greens Homeowners Association
Board of Directors Meeting
October 8th, 2008 2:00 PM
Gateway Golf & Country Club**

APPROVED 11/0308

I. CALL TO ORDER / QUORUM

The meeting was called to order by Susan Delihis at 2:03 PM. A quorum was established with three out of five Board members in attendance. Julia Post and Jennifer Fricker were not present.

II. APPROVAL OF MINUTES

A. June 25th, 2008

MOTION: Mary Rodenkirchen made a motion to approve the minutes of the June 25th, 2008 Board of Director's meeting as submitted. Dottie Campbell seconded the motion.

VOTE: The motion was unanimously approved.

III. MANAGER'S REPORT

- A. Status of Delinquencies: An update was provided to the Board. The three homes that have not paid their one time benefit assessment for the additional chemical cleaning of their roof were discussed at the meeting. It was determined Tropical Isles would draft a letter for the Board's review that upon approval, would be sent to these owner's communicating the Board's steps for collecting this past due amount owed to the Association. The letter received from the homeowner that has not paid their one time benefit assessment for the planting of a tree was discussed at the meeting. It was determined Tropical Isles would draft a letter in response for the Board's review that upon approval, would be sent to this owner. There are currently four (4) homeowners at the attorney for past due assessments.
- B. Status of Landscaping & Mulch Selection: The current vendor is doing well with the mowing, shrub pruning, etc but the turf weeds continue to be a problem. Tropical Isles was instructed to seek separate bids for Fertilization, Weed & Pest Control for the upcoming year and present to the BOD for review. Susan Delihis provided samples of mulch from the current vendor for the board's review. It was determined the cocoa Floramulch will be utilized for the November mulching. Tropical Isles also provided samples of mulch given by Mother Nature Landscaping.
- C. Roof and Wall Cleaning: Flyers were sent informing residents of the dates for the yearly pressure cleaning of the exterior walls of each home and listing prices for additional a la carte services offered by the vendor. The second chemical treatment of each roof was completed during the month of September. The next treatment will be in March 2009.
- D. Estoppel Fee Resolution: Tropical Isles explained the recent update in Florida Legislation and the Florida Homeowners Association Act pertaining to estoppel certificate requests and the required authorization of the Board of Directors for the fees charged for the certificate. The Board approved and signed an addendum to the Management Contract providing authorization to charge a fee for estoppel certificates.
- E. Legal Counsel Retainer: Item tabled.

IV. TREASURER'S REPORT

- A. Financials To Date: Susan Delihis gave a report on the association's finances based on the information documented in the August financial statement.
- B. 2009 Budget Draft: The Board discussed the draft of the 2009 Budget that will be presented at the Budget Meeting to be held on November 3rd, 2008 at 2:00 PM at the Gateway Golf & Country Club.

V. OLD BUSINESS

- A. Resolution Review: Item tabled.
- B. Unbundling: Some residents had asked if the Board of Directors would address the issue of unbundling again. Susan Delihis outlined the process specified in the documents. Unbundling would require a change to

the documents. In order to change the documents, a change would have to be proposed by either a majority of the Board of Directors or by not less than 1/3 of the voting interest of the Association (ie 34). Once proposed, it would have to be voted on by the Association members. The Board of Directors decided that it would not propose the issue.

IV. ADJOURNMENT

Susan Delahas made a motion to adjourn the Board of Directors Meeting. Mary Rodenkirchen seconded the motion. The meeting was adjourned at 4:43 PM.

Respectfully submitted,

Jeanne Roedding, CAM
Tropical Isles Management Services