

Callaway Greens Homeowners Association, Inc.
Board of Directors Meeting
May 18, 2009 3:00 p.m.
Gateway Golf & Country Club

APPROVED 09/09/09

I. CALL TO ORDER

The meeting was called to order by Susan Delihias at 3:00 P.M. A quorum was established with all Board members present (Susan Delihias, Steve Fatica, Jennifer Fricker, Mary Rodenkirchen and Stewart Young). Brett Rudland, CAM from Tropical Isles Management was present.

II. APPROVAL OF MINUTES

A. February 6, 2009

MOTION: Susan Delihias made a motion to approve the minutes of the February 6, 2009 Board of Directors Meeting as distributed. Stewart Young seconded the motion.

VOTE: The motion was unanimously approved.

B. March 02, 2009

MOTION: Susan Delihias made a motion to approve the minutes of the March 02, 2009 Board of Directors Meeting following the Annual Membership Meeting as distributed. Stewart Young seconded the motion.

VOTE: The motion was unanimously approved.

III. MANAGERS REPORT

A. Status of Delinquencies: Brett Rudland, CAM from Tropical Isles Management provided a verbal update on the status of the Association's delinquencies. The total accounts receivables as of May 18, 2009 are \$16,885.34. Open discussion amongst board members regarding the two remaining residents that still have a balance from the power washing of the roofs.

MOTION: Jennifer Fricker made a motion to send a letter (regular mail & certified mail) to the two residents that still have a balance from the power washing of the roofs, to pay the amount in full by July 1, 2009 or a \$25.00 late charge will be assessed for the third quarter 2009 and each quarter thereafter, until paid in full. Mary Rodenkirchen seconded the motion.

VOTE: The motion passed with Stewart Young abstaining.

B. Status of "Unbundling": The Gateway Golf and Country Club representative has verbally advised the CG BOD representative that their consent is not required per the club's documents. The club has until May 27, 2009 to respond to the CG request for consent.

MOTION: Susan Delihias made a motion to file the amendment to effectuate to the "unbundling" after May 28, 2009, if no response is received from the Club. Jennifer Fricker seconded the motion.

VOTE: The motion was unanimously approved.

IV. TREASURERS REPORT:

A. Financials To Date: Susan Delihhas provided verbal update of the financial status of the Association. As of the April 30, 2009 financials provided by the accounting firm Spires & Associates, P.A., the association has \$61,595.55 in operating cash and \$22,967.01 in members' equity.

V. OLD BUSINESS

A. AmeriPest & GreenCare Specialists: Brett Rudland, CAM provided verbal update on the issue between AmeriPest & GreenCare Specialists.

B. Resolutions: Susan Delihhas suggested the Board look at the Resolutions over the summer and address at the September BOD meeting.

VI. NEW BUSINESS

A. Association Legal Counsel: Open discussion amongst Board members regarding the current Association legal counsel Becker & Poliakoff and the possibility of changing to a different firm. No action in the form of a motion was taken at this time.

B. Collection Companies: Due to the fees incurred associated with collections from the Association's legal counsel on delinquent accounts, the Board will review various collection companies over the summer. If the BOD decides to utilize a collection company, the Collection Policy will need to be amended.

MOTION: Stewart Young made a motion to create a Collection Committee to review collection companies and give feedback to the Board at the next Board of Directors meeting in September 2009. The committee will consist of Steve Fatica, Stewart Young & Susan Delihhas. Mary Rodenkirchen seconded the motion.

VOTE: The motion was unanimously approved.

C. Gateway Greens: In attendance was Denny Whitworth (member of Callaway Greens Homeowners Association and President of Gateway Greens Community Association). He provided a verbal explanation of the Design Review, Infractions and Infringements policies of the GGCA (the Master Association). Denny also explained the various levels of participation each Neighborhood Association could choose from regarding each of these three issues. Susan Delihhas asked the Board how involved they prefer to be with GGCA regarding these issues.

MOTION: Mary Rodenkirchen made a motion that GGCA send CG Property Management any notifications sent to CG homeowners regarding Design Review, Infractions and Infringements. CG PM would then forward such notifications to the CG BOD for information purposes. Jennifer Fricker seconded the motion.

VOTE: The motion was unanimously approved.

Brett Rudland to prepare the letter to GGCA Property Management notifying of this decision.

D. Communications Director: Open discussion amongst Board members about the appointment of a “Communications Director” that would prepare articles of interest to the community for BOD review and approval/comments, to be posted on the CG website.

MOTION: Susan Delahas made a motion to appoint Steve Fatica as the Communications Director for the Callaway Greens Homeowners Association. Stewart Young seconded the motion.

VOTE: The motion was unanimously approved.

NOTE: Tropical Isles Management will assist Steve Fatica with information to communicate and post on the website.

VII. ADJOURNMENT

With no further business to conduct, the meeting was officially adjourned at 5:06 PM.

Respectfully submitted,
Brett Rudland, CAM
Tropical Isles Management Services