

Callaway Greens Homeowners Association, Inc.
Board of Directors Meeting
September 09, 2009 10:30 A.M.
Gateway Golf & Country Club

APPROVED 11/09/09

I. CALL TO ORDER

The meeting was called to order by Susan Delihias at 10:26 A.M. A quorum was established with three out of five board members in attendance (Susan Delihias, Steve Fatica and Stuart Young). Jennifer Fricker and Mary Rodenkirchen were not present. Jeanne Roedding, CAM from Tropical Isles Management was also present.

II. APPROVAL OF MINUTES

A. May 18th, 2009

MOTION: Susan Delihias made a motion to approve the minutes of the May 18th, 2009 Board of Directors Meeting as distributed. Stuart Young seconded the motion.

VOTE: The motion was unanimously approved.

III. MANAGERS REPORT

A. Status of Delinquencies: Jeanne Roedding, CAM from Tropical Isles Management provided a verbal update on the status of the Association's delinquencies. The total accounts receivables as of September 9th, 2009 are \$18,666.60. Two of the nine accounts presently at the attorney were paid in full. Two homes were also sold at foreclosure sales where a certificate of title was issued. The Attorney is in the process of notifying the new owners involved with those sales to inform them of the past due funds owed the Association. Discussion took place amongst the board regarding the Master Association's actions to deactivate the transponders of those residents delinquent in paying their Association maintenance fees. The Board felt the Callaway Greens community should support the efforts of the Master in this endeavor.

MOTION: Steve Fatica made a motion authorizing Tropical Isles to send a letter to Callaway Greens residents informing them that all accounts past due in their quarterly maintenance fees to the Association that are not paid in full prior to a Claim of Lien being filed by Callaway Greens, will have their gate transponders deactivated by Gateway Greens. The letter will also note that Gateway Greens currently imposes a \$25 processing fee per transponder, to have it reactivated once the account is paid in full. Stuart Young seconded the motion.

VOTE: The motion was unanimously approved.

IV. VENDOR STATUS

The Board discussed the performance of the present landscape vendor and felt the vendor was not providing the services rendered in their contract with Callaway Greens. The Board requested Tropical Isles obtain landscape proposals from other vendors for their review.

V. TREASURERS REPORT:

A. Financials To Date: Susan Delihias provided verbal update of the financial status of the Association.

VI. OLD BUSINESS

A. Unbundling Letter: The Board discussed some recent correspondence received by Becker & Poliakoff and the attorney's recommendation to have their firm send one final letter to close out the issue with the club. After much discussion, the Board determined that Becker & Poliakoff should take no further action on this item as they felt the issue has been closed.

VII. NEW BUSINESS

A. Tree Count: In attendance at the meeting was Denny Whitworth, President of Gateway Greens Master Association. He shared with the Board the vendor selected to maintain the Master Association trees and invited the Association to take advantage of the special pricing the vendor was offering the Gateway Greens community. The Board determined that a group of volunteers would need to be gathered to walk the community and count the number of trees the Association is responsible to trim in order to estimate the cost of this item.

B. The concept of utilizing the collection company Leading Association Solutions was discussed. The Property Manager will set up a BOD interview with the company's representative for September 15, 2009.

C. The budget schedule for the 2010 budget was reviewed. The budget will be approved at a meeting scheduled for November 9, 2009.

VIII. ADJOURNMENT

With no further business to conduct, the meeting was officially adjourned at 1:09 PM.

Respectfully submitted,
Jeanne Roedding, CAM
Tropical Isles Management Services