

**Callaway Greens Homeowners Association
Board of Director's Meeting
March 5th, 2007 4:20 PM
Gateway Golf & Country Club**

APPROVED MAY 14, 2007

I. CALL TO ORDER

The meeting was called to order by Susan Delihias at 4:20 P.M. A quorum was established with all five board members in attendance.

II. NOMINATION OF DIRECTORS

A. President

MOTION: Barbara Tursky made a motion to nominate Susan Delihias to serve as President. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

B. Vice President

MOTION: Susan Delihias made a motion to nominate Wilhelm Pfander as Vice President. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved.

C. Treasurer

MOTION: Susan Delihias made a motion to nominate Dorothy Campbell as Treasurer. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved.

D. Secretary

MOTION: Susan Delihias nominated Barbara Tursky to serve as Secretary. Dorothy Campbell seconded the motion.

VOTE: The motion was unanimously approved.

E. Directors

MOTION: Susan Delihias made a motion to nominate Julia Post as Director. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved.

III. TREASURER'S REPORT

Jim Spires from Spires & Associates, PA, gave an update on the financial status of the community from the year end of 2006 to present.

IV. OLD BUSINESS

A. Monetary Defaults

MOTION: Wilhelm Pfander made a motion for Tropical Isles to contact the association attorney for a legal opinion to determine what the options are at this point and whether or not the association should move forward with the foreclosure of Homeowner A. The motion was seconded by Dorothy Campbell.

VOTE: The motion was unanimously approved.

B. Unbundling of Golf Membership

Bob Melchin gave a verbal report of the committee's research regarding unbundling the golf membership from each home. Legal council reviewed the Association documents to determine what would be required to achieve this result. Legal council did not review the golf club documents. The next step was to decide either to go to the Association membership to vote, or to pay additional legal fees to have legal council review the golf club documents.

MOTION: Susan Delihhas made a motion to schedule a special meeting of the membership within forty-five (45) days to officially vote regarding unbundling the golf membership from each home. Wilhelm Pfander seconded the motion.

VOTE: Four out of five board members voted to approve the motion. Barbara Tursky voted against the motion.

C. Roof Cleaning Recommendation

Tom Thatcher gave a verbal report of the committee's research on the best method to use to clean and maintain a tile roof. The association will become responsible for pressure cleaning each roof in 2008 and the board requested this research be completed prior to contracting a company to provide this service to the community. No official action was taken by the board at this time.

V. NEW BUSINESS

A. Maintenance of Callaway Greens Website

MOTION: Barbara Tursky made a motion to appoint Denny Whitworth to oversee the association website. Dorothy Campbell seconded the motion.

VOTE: The motion was unanimously approved.

VI. ADJOURNMENT

Susan Delihhas made a motion to adjourn the meeting. Julia Post seconded the motion. The motion was unanimously approved and the meeting was adjourned at 5:30 P.M.

Respectfully submitted,
Jeanne Roedding, CAM
Tropical Isles Management