

Callaway Greens Homeowners Association
February 5th, 2007
Board of Directors' Meeting 3:00 PM
Gateway Golf & Country Club

I. CALL TO ORDER

The meeting was called to order by Denny Whitworth at 3:02 P.M. A quorum was established with four out of five Board members in attendance. Tony Poehailos was not present.

II. READING OF THE MINUTES

MOTION: Barbara Tursky made a motion to approve the meeting minutes as presented. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

III. OLD BUSINESS

A. Roof Cleaning

MOTION: Barbara Tursky made a motion to appoint a committee to research the best method for cleaning each roof within the association. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

IV. NEW BUSINESS

A. Gateway Greens Election

MOTION: Joseph Rogus made a motion to cast the remaining Gateway Greens ballots according to the percentages of the total community vote as identified by those who voted at the meeting or by proxy. The votes will be: Karen Maxwell and Bob Sutherland will each get 35 votes, Vince Sardo will get 41 votes, and Rod Senior will get 84 votes.

VOTE: The motion was unanimously approved.

B. Non-Monetary Defaults

1. Regulatory Review Process

MOTION: Joseph Rogus made a motion to approve the Regulatory Review Process Resolution as presented. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved

2. Violations

MOTION: Barbara Tursky made a motion authorizing the landscape committee to choose replacement trees for those homeowners who have failed to replace their missing trees per the violation letter sent to them from the association, within thirty days. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

3. Benefit Assessments

MOTION: Barbara Tursky made a motion that a second notice be sent to homeowners who were placed in default for failing to clean their roof, repair their mail boxes, or replace their dead or removed trees requiring them to provide the property manager with notice that the default has been cured. In the event, the homeowner does not notify the property manager the default has been cured within the 30 day cure period, the property manager is to immediately hire vendors to clean the roofs, replace the trees, and repair the mail boxes repaired without further board action. The property manager is to personally inspect the dirty roofs to ensure they were objectively selected.

Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

C. Monetary Defaults

MOTION: Joseph Rogus motion to send both Homeowner A and C to the attorney for collections. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved.

D. Collection Policy

1. Amend Collection Policy

MOTION: Barbara Tursky made a motion to remove the first paragraph of the original collection policy and insert a statement which records the association will mail out coupon books containing four maintenance fee coupons along with their due date, in mid-December of each year. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

2. Service Charges

MOTION: Barbara Tursky made a motion stating the maximum service charge permissible by Florida law may be applied to all homeowners who default on paying their assessment fees within the time frame identified in the Collection Policy. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

E. Speed Control-No Action Taken

F. Hurricane Shutter Controls

MOTION: Barbara Tursky made a motion to approve the Hurricane Shutters Resolution as revised subject to legal review by the association attorney. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved.

V. ADJOURNMENT

MOTION: Barbara Tursky made a motion to adjourn the meeting. Joseph Rogus seconded the motion.

VOTE: The motion was unanimously approved. The meeting was adjourned at 4:34 PM.

Respectfully submitted,
Jeanne Roedding, CAM
Tropical Isles Management Services