

**Callaway Greens Homeowners Association
December 10th, 2007
Board of Directors Meeting 3:00 PM
Gateway Golf & Country Club**

APPROVED 02/11/08

I. CALL TO ORDER

The meeting was called to order by Susan Delihis at 3:00 P.M. A quorum was established with four out of five Board members in attendance. Julia Post was unable to attend.

II. APPROVAL OF MINUTES

A. November 5th, 2007

MOTION: Barbara Tursky motioned to approve the minutes of the November 5th, 2007 Board of Directors Meeting, as submitted. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

III. MANAGER'S REPORT

A. Roof Maintenance

MOTION: Dottie Campbell made a motion instructing Tropical Isles to send certified letters to the ten remaining homes who have failed to pressure clean their roofs as previously notified by the association. The letter should include notification that should the owner fail to maintain their roof per the association's request prior to beginning the roof maintenance program in 2008, any additional expense incurred other than the previously budgeted amount of \$75.00/cleaning will be billed to the owner as a benefit assessment to their homeowner account. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved.

B. Homeowner Request

MOTION: Barbara Tursky made a motion the association send the homeowner(s) a certified letter outlining the specific services the Association performs per the governing documents, and requesting that the homeowner(s) provide a notarized document listing the specific services they would like the association to perform on their homesite. This legal document should identify that although they want to be released from receiving certain services, they understand this does not release them from their obligation to pay their quarterly maintenance fees to the association. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

C. Architectural Fountain Contract

MOTION: Susan Delihis made a motion to renew the Architectural Fountain contract for another year. Wilhelm Pfander seconded the motion.

VOTE: The motion was unanimously approved.

IV. NEW BUSINESS

A. Alarm Resolution

MOTION: Susan Delihis made a motion to remove the Alarm Resolution from the list of Callaway Greens Resolutions. Dottie Campbell seconded the motion.

VOTE: The motion was unanimously approved.

B. Special Membership Meeting

The Board has elected to schedule a Special Membership meeting to allow homeowners an opportunity to provide a ballot to the association, identifying who they would like to elect to serve on the 2008 Gateway Greens Master Association Board of Directors. The meeting will be held on February 11, 2008 at 3:00 at the Gateway Golf & Country Club.

C. Annual Meeting. The Annual Meeting will be held on March 24, 2008 at 3:00 at the Gateway Golf & Country Club.

D. Committee Guidelines

MOTION: Dottie Campbell made a motion to excuse the Social Committee from following the Committee Guidelines, since the committee does not have a budget within the Association. Barbara Tursky seconded the motion.

VOTE: The motion was unanimously approved.

V. ADJOURNMENT

Dottie Campbell made a motion to adjourn the Board of Directors Meeting. Barbara Tursky seconded the motion. The meeting was adjourned at 4:12 PM.

Respectfully submitted,
Jeanne Roedding, CAM