

**Callaway Greens Homeowners Association**  
**July 30th, 2007**  
**Board of Directors' Meeting 3:30 PM**  
**Tropical Isles Management**

APPROVED 08/27/07

**I. CALL TO ORDER**

The meeting was called to order by Susan Delihis at 4:08 P.M. A quorum was established with all five Board members in attendance; Dottie Campbell and Wilhelm Pfander via telephone.

**II. READING OF THE MINUTES**

**MOTION: Susan Delihis made a motion to approve the meeting minutes of the May 14th, 2007 Board of Directors Meeting as presented.** Barbara Tursky seconded the motion.

**VOTE: The motion was unanimously approved.**

**III. PRESIDENT'S REPORT**

Susan Delihis gave a verbal report on the following topics pertaining to Gateway Greens Master Association: Landscaping Project, Security at Gates, Road Study, Walls and Website. She also reported on information received through the Gateway Joint Committee and an update on the projects of Gateway Services District. Then she gave an overview of the changes to Florida Statutes effective July 1, 2007, as pertains to Callaway Greens.

**MOTION: Susan Delihis made a motion to revise the present Callaway Greens Collection Policy to reflect the change in Florida Law, as of July 1<sup>st</sup>, 2007.** Barbara Tursky seconded the motion.

**VOTE: The motion was unanimously approved.**

**IV. MANAGER'S REPORT**

Tropical Isles gave an update on the following topics: Tree Replacement, Green Care Specialist, Preparation of 2008 Budget, Roof Letters.

**V. LANDSCAPE COMMITTEE REPORT**

Susan Delihis gave a verbal update from the last landscape committee meeting.

**VI. OLD BUSINESS**

- A. Foreclosure Update** - In Process. No additional action taken at this time.
- B. Tree Replacements** – Project complete. All trees replaced and homeowners billed accordingly.

**VII. NEW BUSINESS**

**A. Committee Review**

Upon review of the association records by the Board of Directors and Property Management, it was not evident each of the present volunteers serving on the four standing committees established by the Callaway Greens Board of Directors (Social Activities, Architectural Review, Landscaping and Rules) were officially appointed by the Board to serve on each committee. In an effort to ensure the association is abiding by Florida Law pertaining to committees, the Board took the time to officially appoint/address the issue at this meeting.

**Committee Guidelines:**

1. All committee members are appointed by the BOD. Therefore, if a committee desires to add or remove a member, a request will be submitted to the BOD to be addressed at the next BOD meeting.
2. A quorum must be present in order for a committee to conduct business. A quorum for this purpose is a majority of the committee members.
3. Committee meeting minutes are a part of the association's documents. Committees are to submit the approved committee meeting minutes via email to Property Management for files.
4. The ARC will post a notice of meeting in the same manner as the BOD (ie. at the CG entry 48 hrs prior to a meeting). This is the only committee that CG currently has that this requirement pertains to.

**Committee Appointments:**

**MOTION: Barbara Tursky made a motion the Callaway Greens Board of Directors officially appoint the following members of the community to serve on the four standing committees established by the Board as identified below. Susan Delihis seconded the motion.**

**VOTE: The motion was unanimously approved.**

**Social Committee: Quorum count: 5**

**Sharon Fatica (Chair), Dotty Campbell, Dee Poehailos, Ilse Pfander, Denny Whitworth, Steve Fatica, Tony Poehailos, Barbara Tursky, Jenny Fricker.**

**Rules Committee: Quorum count: 3**

**Susan Delihis (Chair), Dee Poehailos, Joe Perugino, Ed Sachs**

**Landscape Committee: Quorum Count: 4**

**Cheryl Iwaskow (Chair), Susan Young, Julia Post, Dorothy Woodward, Fay Thatcher, Denny Whitworth, Thuy Derwa.**

**Architectural Review: Quorum Count: 3**

**Denny Whitworth (Chair), Barbara Tursky, Dominic Guglielmi, Peggy Hasak, Sharon Fatica.**

**MOTION: Susan Delihis made a motion to revise the present Architectural Review Committee Policy. Barbara Tursky seconded the motion.**

**VOTE: The motion was unanimously approved.**

**B. Meeting Dates:**

1. **Budget Meeting Date: November 5<sup>th</sup>, 2007, 2:00 PM Gateway Golf & Country Club**
2. **Annual Meeting Date: March 24<sup>th</sup>, 2008, 4:00 PM Gateway Golf & Country Club**

**C. Notification of Lease Form:** Revision needed. At a future date, the Board would like to amend the documents, based upon legal advice, to state the association has the right to evict tenants who fail to abide by the governing documents of the association. No official motion taken at this meeting.

**D. Website:** Website content was discussed. The Board of Directors is ultimately responsible for the content of the website. It was decided to remove some content from the website which was deemed inappropriate.

### **VIII. ADJOURNMENT**

**MOTION: Barbara Tursky made a motion to adjourn the meeting. Julia Post seconded the motion. The meeting was adjourned at 6:50 PM.**

Respectfully submitted,  
Jeanne Roedding, CAM  
Tropical Isles Management Services.