

**Phoebe Park Association
Budget Workshop Minutes
September 23, 2008
Phoebe Park Pool**

Call to Order:

- 1 The Meeting was called to order at 6:29 p.m. Board Members in attendance were Howard Hanson, Adrian Montanaro, Gary Winters and Margaretta Delgado. (Joe Isabel was not in attendance.) Mary Collister from Communities of America, Inc. was also present. Several homeowners were in the audience.
- 2 Meeting was properly advertised with sign posted at Phoebe Park Gate and on the website. This action was initiated by Adrian Montanaro and verified by Howard Hanson.
- 3 The Minutes of our July 15, 2008 meeting were not approved today because this meeting was not part of our regularly scheduled meetings.

New Business:

- A presentation about foreclosures given by Attorney Tankel in Tampa was attended by Howard Hanson, Gary Winters and Adrian Montanaro. The presentation explained the fiduciary responsibility of Board Members to proceed with liens on homes that are in arrears with their assessment. The Board agrees that Phoebe Park should follow the attorney's recommendations and place a lien on any properties in arrears in accordance with the law. Howard Hanson moved to follow this policy and Margaretta Delgado seconded the motion. Adrian has requested that COA submit letters to the homeowners who are in arrears even for the smaller amounts.
- The Board was made aware that there is one homeowner in foreclosure through FishHawk Ranch. We also have a lien on this property.
- One homeowner has filed bankruptcy.
- A second property can be foreclosed by Phoebe Park. Adrian, with the approval of the Board, signed the paperwork for the attorney to proceed with the foreclosure.
- Adrian discussed the proposed 2009 Budget line by line. There were several lines that were discussed and revised. Budget will be revised based on comments and/or suggestions made by other board members and presented at our next scheduled meeting on October 21, 2008.

Unfinished Business:

- Adrian discussed the current irrigation issue and his dissatisfaction that Shane has not provided us with a quick response to our request for further information. Mary will once again request a complete breakout and detailed explanation of the estimate for \$13,000.

Adjournment:

- Open session for comments
- The meeting adjourned at 7:335pm. (Motion was approved by H. Hanson and seconded by G. Winters.)

Respectfully Submitted,

Margaretta Delgado
Secretary