

**Phoebe Park Association
Board of Directors Meeting Minutes
January 19, 2010
Osprey Club**

Call to Order:

- 1 The Meeting was called to order at 6:32 p.m. Board Members in attendance were Howard Hanson, Joe Isabel, Gary Winters and Margaretta Delgado. Several homeowners were in the audience. Brenda Annett of Communities of America (COA) was present.
- 2 Meeting was properly advertised on our Phoebe Park message board and on the website prior to Tuesday's meeting.
- 3 Minutes of the October 20, 2009 were approved by Joe Isabel and Gary Winters seconded it.

Reports:

COA Management Report – Brenda reported the following:

- 2009 financials for the year were reviewed. A review noted that the water bill was a little higher than usual. However, it was noted that the watering of new sod might have contributed to the higher bill. The financials were approved by Gary Winters and seconded by Joe Isabel.
- Accounts Receivable – There are three homes in foreclosure. The homeowner in foreclosure under a payment plan has asked for an extension to the set date of the first installment to be paid. The Board is aware of the extension but if a delay in payment of any of the installments will begin proceedings of default by the homeowner. One of the homes that was recently purchased was not make aware of the past due monies due to the HOA at time of closing. The homeowner knows that the monies are due and will satisfy the debt.
- One of the sidewalks is in violation. The homeowner was made aware in December and will be taking care of it in January. Upon Brenda's next walk through, she will ensure that the sidewalk cleaning was done.

New Business:

- Wild pigs have created havoc on the grass all around the pond area. Although some of the pigs have been caught, there seems to be a new breed of pigs which a homeowner was able to capture in film. At the last CCD meeting, it was made known that a more reputable trapping service would be contacted and address the together with Phoebe Park HOA.
- Installation and completion of the message sign board looks great. The light that tilts

toward the board helps to display it at all times.

- Drainage improvements on three home sites have been completed. A cable line was cut. Verizon needs to mark and flat cable locations. In the near future, Verizon needs to bury the cables and then the drainage can be finished at other home site locations.
- Complete Landscape's contract expires on January 31, 2010. They have negotiated to have a 3-year contract where pricing remains the same as it is now with us. It was mentioned and noted that the contract does state that there is a 30-day termination without cause. Howard Hanson signed the paperwork after Gary Winters motioned to approve and Howard seconded it. Brenda informed us that Sand Hill maintains Complete Landscape and signed a 3-year contract too.

Unfinished Business:

- Gate entry panel was replaced and looks good.
- Mini-grant was not awarded. Upon receipt of notification of not receiving the grant, the message board sign was purchased and installed.
- Our canopy has disappeared. Although a complete set was not stored in the same location, a set is missing. It was discussed whether or not mention of the missing canopy should be put into the quarterly newsletter. Since the newsletter was ready for print, it will not be mentioned. Whoever took the canopy knew what they were doing.

Adjournment:

- A homeowner wanted to know more about the watering schedule because they have noticed watering done every day and questioned why.
- The meeting adjourned at 6:58pm. (Motion was approved by Margaretta Delgado and seconded by Joe Isabel)
- Next meeting scheduled for March 2, 2010 at 6:30pm at the Aquatic Club.
Locations of future HOA meetings are as follows:
 - April 20 and July 20 -- at the Osprey Club.
 - Sept. Budget Meeting -- at the Phoebe Park pool.
 - Oct. 19 -- at the Aquatic Club.

Respectfully Submitted,

Margaretta Delgado
Secretary

Board approved 4-20-2010