

**Phoebe Park Association  
Special Board of Directors Meeting Minutes  
July 30, 2010  
Phoebe Park Pool**

**Call to Order:**

The Meeting was called to order at 2:00 p.m. Board Members in attendance were Adrian Montanaro, Howard Hanson, and Gary Winters. Margaretta Delgado and Joe Isabel were absent with prior notification. One homeowner was in the audience (Joanne Montanaro, taking meeting minutes). Meeting was properly advertised on our Phoebe Park message board prior to Tuesday's meeting.

**New Business**

1. Hanson suggested that if the Board plans to go forward with making a change to the documents, as discussed at the July 20 meeting and which would require a large number of members to agree, then there were a number of other items which should be included. Hanson and Montanaro will meet to come up with a comprehensive list of possible changes and present that list to the Board for their decision.
2. Attorney Tankel had sent to the Board a foreclosure authorization for a property on Phoebenest Drive. After a short discussion, Hanson moved that the document be signed to move forward to foreclose. Motion seconded by Winters. Montanaro signed the document and will send to COA for processing.
3. Montanaro stated that the new owner of 15754 Phoebe Park Avenue has requested a quote to change the plantings between this villa and the next. The plantings in this area are significantly different from the others in the community since it was one of the models. It was also noted that the area is very shaded due to large trees and may not support grass between the villas. A quote was obtained from Complete Landcare to change out the ferns with mulch and other small plantings. Montanaro will have the owner fill out an architectural approval form. Hanson stated that the change should be to put the plantings more in order with the others in the community to avoid setting a precedent allowing planting changes. Plantings changes would be at owner expense.

**Adjournment:**

- The meeting adjourned at 2:25 p.m. Motion by H. Hanson and seconded by G. Winters.

Respectfully Submitted,  
Joanne Montanaro