

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
October 19, 2009

Pursuant to call and upon proper notice, a meeting of the Board of Directors of The Fairways of Palm-Aire, Inc was held on Monday, October 19, 2009, at 6:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

PRESENT: Skip Sigh, President
Michael Cherup, Secretary
Ralph Chiocco, Director
Brian McCarthy, Treasurer

ABSENT: Jason Bates, Vice President

ALSO PRESENT: Susan (Dedee) Westbay, from Exclusive Property Management, Allen Bosworth (left early), and six (6) homeowners were represented.

A quorum being present, the meeting was called to order at 6:48 p.m.

AGENDA

MOTION: Skip Sigh made a motion to accept the agenda as presented. MOTION seconded by Ralph Chiocco and passed unanimously.

MINUTES:

Minutes of the meeting of August 17, 2009 were presented and MOTION was made by Skip Sigh to approve the Minutes. MOTION seconded by Ralph Chiocco and passed unanimously.

The Board of Directors welcomed the new Board Member, Brian McCarthy. Brian will be replacing Don Siegel (Treasurer) on the Board of Directors. Brian will serve the remainder of the three year term starting March, 2009. Brian has been working with the Board and the attorneys this past month.

Skip Sigh requested that Ralph Chiocco read the following information to the members regarding the homeowners that were over Eight Hundred Dollars (\$800.00) in arrears. Ralph Chiocco read the following Unit numbers, names and the amount of arrearage.

- 1) Unit # 404, Manuel E Gonzalez, \$22,514.77
- 2) Unit # 416 Rochelle A. Moussa, \$ 1,625.00.
- 3) Unit # 521, Regulo Semidey, \$ 4,574.90
- 4) Unit # 528, Lydia Borek, \$1,350.00
- 5) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$8,958.05
- 6) Unit # 599, Mellssa Pagano, \$4,600.00
- 7) Unit # 600, Brad Hare, \$5,667.00
- 8) Unit # 668, Don & Lori Siegel, \$6,472.35
- 9) Unit # 692, Asdrubal Agular, \$ 4,900.10.
- 10) Unit # 716, Rafael & Alna Flores, \$3792.00

The Board of Directors is trying to balance out the money spent on these delinquencies. Checking on what the association can afford to do and also checking to see if the banks are foreclosing on these units as well. These delinquencies are dramatically affecting the cash flow for the community. One Unit owner sued the association, and then withdrew the suit and now the association will have to go to trial to get the attorneys fees back. The Board has tried to work with all delinquent Unit owners.

Resolution- MOTION was made by Brian McCarthy to repeal the amendment to the bylaws made on August 17, 2009 for the fining violations. MOTION was made by Brian McCarthy to adopt the attached second amendment of the bylaws. MOTION was seconded by Ralph Chiocco and passed unanimously.

Management Report- Management discussed that there were twelve (12) roof repairs since the last board meeting on 8-15-2009. Also mentioned were some proposals to fix the pool furniture, Mike Cherup (maintenance) stated to restrap the blue chairs only. They are the newest furniture. The green lounges can be stacked in the pool pump area. Management discussed a proposal from Area Landscaping, tree trimming, unit rental report, speeding in the community. As soon as the association receives some of the money from the delinquencies some of the addressed items can be done.

Presidents Report- Skip Sigh discussed that the proposal from Area Landscaping was \$5,400.00 more than the association is paying now with CPM. He will check to make sure this proposal is the same work, compared to what CPM is doing. Skip stated that the front entrance needs new plants and he would also like to put mulch and plants around all trees in the community. The trees are now being trimmed. The lights at the front entrance need some work. Skip asked about having The City of Pompano Beach put some light fixtures in the cul-de-sac. The association would be responsible to install any lights in the community. The buildings and driveways need to be pressure cleaned.

The Maintenance Chair- Mike Cherup discussed that there is a negative cash flow. Changing the gate code was discussed. Mike stated that there could be two gates codes installed. Mike felt that security cameras should be installed at the front gate area. Proposals have been given but at this time there is no money for this type of service. Litigation is now in the deposition phase. Some Board members will be deposed. MOTION was made by Mike Cherup to have the community website up and running again. MOTION was seconded by Brian McCarthy and passed unanimously. Mike stated that the Board of Directors needs to start meeting monthly again. The next Board meeting is Monday, November 16, 2009.

Homeowners Forum – Questions came up about the canal and that it needs to be cleaned out. One homeowner complained that CPM is blowing yard clippings into her pool. Another homeowner has cut screens from the landscapers. One Unit owner asked if the speed bumps in the community could be painted. The Board stated that when the roads are sealed, stripes will be added to the speed bumps. The 2010 budget meeting will be posted and the Board is asking members of the association to attend.

There being no further business to come to the Board, MOTION was made by Skip Sigh to adjourn the meeting at 8:10 p.m. The MOTION was seconded by Mike Cherup and the motion passed unanimously.

Respectfully submitted,
Michael Cherup, Secretary

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Recorded by Susan (Dedee) Westbay