

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
November 16, 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, November 16,, 2009, at 6:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

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

ALSO PRESENT: Susan (Dedee) Westbay, from Exclusive Property Management, and eleven (11) homeowners were represented.

A quorum being present, the meeting was called to order at 6:33 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 October 19, 2009 were presented and MOTION was made by Skip Sigh to approve the Minutes. MOTION seconded by Jason Bates and passed unanimously.

Management Report- Management discussed that there were four (4) roof repairs in the last month. Also addressed were two proposals to repair the pavers on the driveways at Unit # 677 & 653. Mike Cherup stated that Adam Cherup and Andrew Keltner would be doing these repairs. A proposal from Visual Solutions to update and maintain the website for the community was discussed. The Board had some questions for management to inquire about.

MOTION was made by Skip Sigh for amending the "Rentals and Leases" provision in the Association's Rules, Regulations and General Information by adding the following sentence at the end: The BOARD shall not approve a tenant's application or occupancy of a UNIT unless and until the OWNERS(s) tenant(s) and ASSOCIATION have all executed and Addendum to Lease, in the form approved by the BOARD, providing for the assessment of rent to the ASSOCIATION in the event that the OWNER(s) becomes delinquent in the payment of ASSESSMENTS to the ASSOCIATION. Further, the BOARD shall not approve a tenant's application or occupancy of a UNIT unless and until all delinquent ASSESSMENTS and other monies owed to the ASSOCIATION regarding the UNIT have been paid (or satisfactory arrangements made with the ASSOCIATION for payment). Motion was seconded by Ralph Chiocco and passed unanimously.

MOTION was made by Skip Sigh to levy a special assessment against Unit 600 (600 West Palm-Aire Drive), owned by Brad Hare and Adriana Hare, in the total amount of the attorney's fees and expenses incurred by the Association in preserving the Association's rights in the mortgage foreclosure suit filed

against that unit, plus 10% service charge provided for in Section 7.02 of the Declaration of Covenants and Restrictions. MOTION was seconded by Ralph Chiocco and passed unanimously.

Date was set for the 2010 Budget meeting. Saturday, December 5, 2009 at 9:00 A.M. at Brian McCarthy's Unit. Unit # 500.

Presidents Report- Skip discussed the lights at the front entrance are still out. Mike Cherup has ordered new bulbs. Skip discussed that the association needs a fining committee. The fining committee can not be anyone on the Board of Directors or the Property Manager. Jason Bates will send out an email to Unit owners to see if anyone will volunteer. Speeding in the community was discussed and Unit # 408 is still having visitors that are speeding through the community.

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, \$15,,148.72
- 2) Unit # 404 LLC \$1,735.70
- 3) Unit # 416 Rochelle A. Moussa, \$ 1,925.00.
- 4) Unit # 521, Regulo Semidey, \$ 4,874.90.
- 5) Unit # 528, Lydia Borek, \$1,325.00
- 6) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$9,258.05.
- 7) Unit # 599, Mellssa Pagano, \$4,900.00.
- 8) Unit # 600, Brad Hare, \$5,967.00.
- 9) Unit # 668, Don & Lori Siegel, \$6,772.35.
- 10) Unit # 716, Rafael & Alna Flores, \$4,092.00

The association may start trying to take over some of the above Units and get the delinquent owners out and rent out the units until they can be resold.

Homeowners Forum- The buildings are now being cleaned along with gutters. One homeowner asked where to put the palm frons after she trimmed some of her palm trees. Skip Sigh stated to put them in a large heavy black plastic bag for Waste Management to pickup. Discussion was made as to if CPM should be picking up this landscape debris. If CPM has to come out and make a special trip then they will charge the association. The Board of Directors will start posting the landscaping schedule where the board meetings are posted, by the mailboxes. One homeowner asked if the Board anticipates any special assessments for 2010. The Board stated NO. Some members want the gate code to be changed some stated it really did not matter because the residents will just give the new gate code out to their friends, families and vendors. Some discussion was made regarding the pedestrian gate; anyone can open this gate by putting their hand inside to open the gate. Someone also complained about the gate entrance, when you call there is a lot of static on the line. Mike Cherup will have the gate vendor check this out.

The 2010 Proposed Budget from Exclusive Property Management is showing that the monthly maintenance fee should go up \$100.00 per month. The Board stated for the association to anticipate an increase.

Fairview Pointe
Board of Directors' Meeting
Page 3 of 3

MOTION was made by Mike Cherup to adjourn the meeting. MOTION was seconded by Jason Bates. The meeting adjourned at 8:17 P.M. Next Board meeting date is December 21, 2009.

Respectfully submitted,
Michael Cherup, Secretary
Recorded by Susan (Dedee) Westbay