

THE FAIRWAYS OF PALM-AIRE, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
December 21, 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, December 21., 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, and six (6) 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 November 16, 2009 were presented and MOTION was made by Skip Sigh to approve the Minutes. MOTION seconded by Ralph Chiocco and passed unanimously.

**Management Report-** Management discussed that there were four (4) roof repairs in the last month. Also addressed were violation letters, alligator in canal behind Jason Bates Unit, Unit # 708 that has illegal tenants living there. The Board requested that management have Allen Bosworth send a letter to the owner of Unit # 708 to let them know that they still owe a processing fee and application screening fee. Allen is to let the Unit owner know that the lease will not be renewed if these fees are not collected.

**Budget 2010-** MOTION was made by Mike Cherup to approve the proposed budget for 2010. MOTION was seconded by Brian McCarthy and passed unanimously.

**Presidents Report-** Skip Sigh discussed that out of 22 work orders for the last month, 14 of the work orders were related to lawns and sprinklers. Also Skip had some pictures of the ficus hedge in the cul-de sac and there was some type of netting or fencing put at the bottom of the hedge. Skip asked management to send a picture to the community of Oasis to see if they had installed this fencing. Unit # 404 was discussed and the owners of this Unit (US National Bank) need to be sent to the attorneys for delinquency. Delinquencies were discussed and the Board will need to speak with Allen Bosworth regarding the eight Units that still have delinquencies. Brian McCarthy will speak with Allen Bosworth regarding this subject.

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 # 404 US Bank \$ 950.00
- 4) Unit # 416 Rochelle A. Moussa, \$ 2,250.00.
- 5) Unit # 521, Regulo Semidey, \$ 5,199.90
- 6) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$9,583.05.
- 7) Unit # 599, Mellssa Pagano, \$5,225.00.
- 8) Unit # 600, Brad Hare, \$6,292.00
- 9) Unit # 668, Don & Lori Siegel, \$7,097.35.
- 10) Unit # 716, Rafael & Alna Flores, \$4,417.00.

Skip Sigh also discussed a bill that was sent to the association by a Unit owner for the tenting of a window. This Unit had a broken window because a golf ball hit the window. The association paid for the replacement of the window but the association will not pay for the tenting of the new window.

**Litigation Settlement-** Brian McCarthy discussed the ending of the litigation. The defendants wanted to mediate the case one more time before the trial, the trial was set for January- March 2010. The Board met to mediate on December 18, 2009. The highest offer in the past had been \$220,000.00. The Board of Directors spent all day at mediation. There was some exclusion of insurance coverage's. The Board of Directors demanded the replacement of roofs, there was a compromise and the settlement was \$775,000.00. This will cover attorney's fees. The Board will pay off the line of credit and replenish the reserve account and then decide what to do with the balance of the money. The Board also requested that the attorneys cut their fees and the attorneys did cut their fees. The Board did not want to get a worthless judgment. The association was up against three defendants. Litigation was very expensive and could have dragged out a lot longer. The settlement was called a global settlement. The association received \$375,000.00 from RTS Roofing, \$300,000.00 from the builder Joe Brucketto, and \$100,000.00 from the developer Lauria.

**The Maintenance Chair-** Mike Cherup discussed the front entrance gate. He has been in contact with the welder and that part of the gate has been repaired. Due to the hitting of the gate, a shaft in the gear box was sheered off. This part of the gate should be repaired in about one (1) week. There will be reflectors added onto the gate so it can be seen better in the dark. Mike also stated that the painting of the buildings will be pushed out another year. Pressure cleaning of the buildings is in progress. If any Unit owner has any gutter issues they are to contact management. The Board will have to generate a plan for the useful life of the roofs. The roofs will continue to fail. Board will also have to think about getting insurance on the buildings. This will effect the assessments.

MOTION was made by Ralph Chiocco to move forward with getting the community website up and running. MOTION was seconded by Brian McCarthy and passed unanimously. The Board will still have their email addresses and phone numbers on the website.

**Homeowners Forum-** Unit owners addressed the canal and who should be cleaning the canal. Also there is a tree that is leaning over the canal that needs to be trimmed. Management will contact Rick Weber at the Oaks Golf course and discuss these items.

MOTION was made by Mike Cherup to adjourn the meeting. MOTION was seconded by Ralph Chiocco. The meeting adjourned at 7:45 P.M. Next Board meeting date is January 25<sup>th</sup>, 2009.

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