

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
February 22, 2010

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, February 22, 2010 at 6:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

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

ALSO PRESENT: Susan (Dedee) Westbay, from Exclusive Property Management, and seventeen (17) Unit owners were represented.

A quorum being present, the meeting was called to order at 6:35 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 January 25, 2010 were presented and MOTION was made by Skip Sigh to approve the minutes. MOTION seconded by Ralph Chiocco and passed unanimously. Two typing errors were to be changed by management.

Management Report- Management discussed that there were four (4) roof repairs last month. Management presented two (2) proposals for the yearly financial report. MOTION was made by Ralph Chiocco to move forward with the proposal from A. John Bono for \$3,000.00. MOTION was seconded by Brian McCarthy and passed unanimously. Management presented pictures and pricing on three different vendors, for a trash receptacle for the pool area. MOTION was made by Skip Sigh to purchase trash container HLM-R75 for \$375.00.00. MOTION was seconded by Ralph Chiocco and passed unanimously. Management discussed that there are no more gate remotes in stock at EPM. Management did contact Gate Masters and they no longer carry these remotes (they are outdated). Management did contact Wireless Security who did have five (5) gate remotes available, also Mike Cherup has two (2) repaired gate remotes. The Board agreed that this would be enough gate remotes to have on hand for Unit owners to purchase. Skip Sigh also requested that the receiver for the gate entrance be checked because there is static on the line when a guest calls his Unit. Management also discussed the new updated web site for the community. Jason Bates will send all corrections to Visual Solutions Group and management will send out a letter to the community to let them know that the website and up and running. Management will not be sending out the minutes of the meeting unless a homeowner makes a request for them. The minutes will now be posted on the website.

Presidents Report- Skip Sigh discussed that some fencing that had been placed by a homeowner from The Oasis Community had not been removed. Management had discussed this situation with the new

President from the community and he had stated the homeowner would remove the fencing. Skip also discussed Michael Summers request for a refund for a repair that he had made on his chimney. The Board requested that management send a letter to Michael Summers and let him know that the Board is working on his request. PSI needs "blueprints" of this chimney to be able to give a proposal. Skip Sigh also discussed that the association should look into getting security cameras for the front entrance. Skip requested that the towing sign be posted along with the "No parking on the grass" signs. Mike Cherup stated he would get these signs posted. Skip also discussed the cleaning of the pavers on the driveways and the parking areas. Skip also discussed four (4) Units that the association will start foreclosure on. Allen Bosworth (association attorney) will need \$1,350.00 for each Unit for filing fees, etc... Skip will request an invoice for this from Mr. Bosworth.

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, US Bank \$1,660.00.
- 2) Unit # 416 Rochelle A. Moussa, \$ 2,960.00.
- 3) Unit # 449 NV& R Real Estate Investments \$ 1335.00.
- 4) Unit # 521, Regulo Semidey, \$ 5909.90.
- 5) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$10,293.05.
- 6) Unit # 599, Mellssa Pagano, \$5,935.00.
- 7) Unit # 600, Brad Hare, \$11,522.68.
- 8) Unit # 668, Don & Lori Siegel, \$7,807.35.
- 9) Unit # 716, Rafael & Alna Flores, \$5,127.00.

Unit # 599 & # 400 have estoppel request at this time.

Turnpike update- Unit owners discussed that they can hear a lot of noise and want to know when the wall will be complete. The wall that is going up has various different heights.

The Maintenance Chair- Mike Cherup discussed the ballot approval for two directors. MOTION was made by Mike Cherup to approve the ballot and the annual meeting notice. MOTION was seconded by Jason Bates and passed unanimously. Jason Bates will be in charge of the refreshments for the annual meeting. There is a nominating committee to help count the votes. Management is to send out the intent to run form received from Marco De La Vega to all homeowners.

Homeowners Forum- Discussion was made regarding an email that was sent to some Unit owners by Jason Bates. Skip Sigh stated that the Board of Directors did not approve this email to be sent out. Management stated that she had spoke with Allen Bosworth about the email which regarded "vouchers" and "reimbursements" to Unit owners for assessments that had been made starting in 2007. Mr. Bosworth stated that the Board must come up with a plan and then Allen Bosworth (association attorney) would do some research to make sure the plan is carried out legally. One Unit owner stated that if there was any distribution of monies, it must be distributed in a "proper procedure" Debts should be paid first, then reserves must be funded and then each Unit owner could receive some type of percentage of the money that is left over. Another owner discussed roofing reserves and questioned if they are being funded at the correct amount. Mike Cherup stated that as the years have passed, the reserves should have been funded

for what the cost of new roofs would be at that time period. The reserves are not sufficient for the estimated life of the roofs, because some of the roofs will not last for twenty years. A Unit owner discussed that in 2005, there was an increase in the maintenance assessment for the community and \$50.00 was supposed to be going into the reserves every month for every owner. Unit owners questioned what amount of money was in the roof reserves? Unit owners questioned the Board regarding, what Units paid what money? One Unit owner stated that a previous board did not fund any reserves. The Board stated that by the next meeting they will know who paid the assessments, along with what was actually paid by each Unit owner. One homeowner requested that the meeting be ran, by one Board member, with order, due to the fact that some of the Unit owners had their hands up to ask questions for twenty minutes and were not allowed to ask any questions.

MOTION was made by Ralph Chiocco to adjourn the meeting. MOTION was seconded by Brian McCarthy. The meeting adjourned at 8:30 P.M. Next Board meeting date is March 15, 2009.

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