

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
March 15, 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, March 15, 2010 at 8:00 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 twenty (20) Unit owners were represented.

A quorum being present, the meeting was called to order at 8:00 p.m.

AGENDA

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

MINUTES:

Minutes of the meeting of February 22, 2010 were presented and MOTION was made by Skip Sigh to approve the minutes. MOTION seconded by Jason Bates and passed unanimously.

Election of Officers- MOTION: Mike Cherup made a motion for Skip Sigh to remain as the President of the Board, Ralph Chiocco to be Vice President, Jason Bates to be Treasurer, Mike Cherup to be Secretary, Brian McCarthy to be a Director. MOTION was seconded by Brian McCarthy and passed unanimously.

Management Report- Management discussed that there was one (1) roof work order for the month. Management stated that there were 52 broken roof tiles at 830 W Palm-Aire Drive. Mike Cherup stated that he will need to look into this before an approval is given to repair the broken tiles. Management also discussed the Michael Summers roof/chimney repair that was done by this Unit owner. MOTION was made by Jason Bates to approve the payment of \$4,700.00 to this Unit owner for the repair of the roof and chimney. MOTION was seconded by Brian McCarthy and passed unanimously. Management is to cut a check for this amount to pay the Unit owner. Unit # 400 was discussed as well. This Unit owner has been in contact with management regarding the curbing at the end of the driveway. This Unit owner is concerned about the pavers breaking up. At this time the Board stated they will not be replacing this curbing, if a problem develops with the pavers the Board will address it at that time.

Presidents Report- Skip Sigh requested that Ralph Chiocco read the following information to the members regarding the homeowners that were over One Thousand Dollars (\$1000.00) in arrears. Ralph Chiocco read the following Unit numbers, names and the amount of arrearage.

- 1) Unit # 416 Rochelle A. Moussa, \$ 3,315.00.

- 2) Unit # 449 NV& R Real Estate Investments \$ 1,690.00.
- 3) Unit # 521, Regulo Semidey, \$ 6,264.90.
- 4) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$10,648.05.
- 5) Unit # 600, Brad Hare, \$10,377.68.
- 6) Unit # 668, Don & Lori Siegel, \$8,162.35.
- 7) Unit # 716, Rafael & Alna Flores, \$5,482.00.

The Board is going to analyze, with the association's attorney four or five Unit owners that owe large amounts of money to the association. The Board may approve to start the foreclosure process with these Units. Some Units were served this week. Skip will be getting a proposal to clean up all the Eureka Palms. Once this is cleaned up CPM should maintain these palms. Clean up of the canal was discussed too.

Turnpike update- Nichole Kalil, The Public Information Officer of Florida's Turnpike Enterprise came to the meeting and gave a presentation regarding the turnpike.

The Maintenance Chair- Mike Cherup stated that Andrew Keltner and Adam Cherup will be starting to pressure clean and seal the pavers in all driveways. This will be a three (3) day process. No one will be able to drive on the pavers for at least two days after the pavers have been sealed. They will work building to building. Some buildings need to be pressure cleaned as well. Gate reflectors still need to be put on the front entrance gate.

MOTION was made by Ralph Chiocco to adjourn the meeting. MOTION was seconded by Skip Sigh. The meeting adjourned at 8:35 P.M. Next Board meeting date is April 18, 2009.

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