

THE FAIRWAYS OF PALM-AIRE, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
April 19, 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, April 19, 2010 at 6:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

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

ABSENT: Ralph Chiocco, Vice President

ALSO PRESENT: Susan (Dedee) Westbay, from Exclusive Property Management, and ten (10) Unit owners were represented.

A quorum being present, the meeting was called to order at 6:55 p.m.

**AGENDA**

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

**MINUTES:**

Minutes of the meeting of the March 15, 2010 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 nine (9) roof work orders for the month. Management stated that in one day there were a total of 16 work orders called in. Management discussed the proposals in the report. A letter was sent to the board from Unit # 591, wanting to remove four coconut palms in his yard. Board will have to get back with him regarding this request. Management also discussed a tree at Unit # 649 that needs to be trimmed. Board will check into it. Discussion was made regarding the towing sign that was installed at the front entrance along with the “no parking on the grass” signs. Jason Bates asked about the work orders for caulking windows in the community. He wanted to know why the association is responsible for this. Mike Cherup stated that the exterior of the building is to be maintained by the association. The association documents were read out loud by Brian McCarthy regarding this issue.

**Driveway Cleaning and Sealing Bids-** There were three (3) proposals given to the association for this project. The three companies were Superior Power Washing, All Seal Exteriors and Andrew Keltner and Adam Cherup. Superior Power washing did a demonstration on the procedure they would be using. Mike Cherup and Skip Sigh were both present at the demonstration. Adam Cherup and Andrew Keltner cleaned and sealed Unit # 680’s driveway as a test. The pricing is as follow:  
All Seal Exteriors \$42,039.00 plus repairing of sinking or loose pavers would be an additional cost of \$1000.00 more.

Superior Power Washing came in at \$37,000.00. This did not include any repairs. Adam Cherup and Andrew Keltner's bid was \$33,645.00 and it includes sanding and repairs. Adam Cherup passed out information on the cleaning solution they would be using. They also spoke about the work that they both do in the community. They had some "sample" bricks that had been cleaned and sealed. Skip discussed the demonstration by Superior Power Washing. Skip stated that this company had 16 years experience in the field. This company would apply the sealer by spraying instead of rolling. This company guaranteed sealer for three years. Skip also showed a picture of a previous paver repair done by Adam Cherup at Unit # 677; the pavers did not seem to be repaired properly. Adam & Andrew will use each Unit owner's water to do the pressure cleaning. They will start at the front of the community and move forward. They will contact all homeowners to let them know when they will be starting in their driveway.

Mike Cherup abstained from voting due to the fact that Adam Cherup is his son.

MOTION was made by Jason Bates to accept the bid from Andrew Keltner and Adam Cherup for pressure cleaning and sealing the pavers. MOTION was seconded by Brian McCarthy. Two Board members were in favor and one Board member (Skip Sigh) was opposed. The motion passed.

**Litigation Summary**- Mike Cherup passed out a document titled Litigation Summary that he had created, to all Board members and Unit owners present. Please see attached document. The Board is checking into what will need to be done regarding roof repairs. Unit owner Gary Dowell has volunteered to help with a plan for roof replacements. Board discussed depositing some of the money in the money market account into some type of investment so the association can make some "extra" money.

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

- 1) Unit # 416 Rochelle A. Moussa, \$ 3,645.00.
- 2) Unit # 521, Regulo Semidey, \$ 6,594.90.
- 3) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$10,978.05.
- 4) Unit # 600, Brad Hare, \$9207.68.
- 5) Unit # 668, Don & Lori Siegel, \$8,492.35.
- 6) Unit # 716, Rafael & Alna Flores, \$5,812.00.

Regarding Unit # 600 (Brad Hare), The Board discussed that maybe the late fees and interest could be removed from the total amount owed. This amount is close to \$1510.00. If this Unit owner will pay the balance within ten (10) days the Board would excuse the \$1500.00. Skip Sigh will contact Allen Bosworth to let him know that The Board is willing to make a deal with Unit # 600.

Skip also discussed that there are some vehicles parking by the mailbox area and they are large trucks and vans and they are creating a "blind spot" for Unit owners picking up their mail. Skip suggested installing some signs stating that these parking spaces are for compact cars only. Skip also mentioned that there are quite a few lights out at the front entrance. Mike Cherup is working on replacing some of the fixtures. Mike has not forgotten about the reflectors on the entrance gates.

**Unit Owners Forum-** Gary Dowell asked about the reserves funds on the summary sheet that Mike passed out to all Unit owners. He also spoke about Homeowners insurance. Hurricane shutters were discussed.

MOTION was made by Skip Sigh to adjourn the meeting. MOTION was seconded by Jason Bates. The meeting adjourned at 8:25 P.M. Next Board meeting date is May 17, 2010.

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