

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
May 17, 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, May 17, 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
Ralph Chiocco, Vice President

ALSO PRESENT: Susan (Dedee) Westbay, from Exclusive Property Management, and no Unit owners were represented.

A quorum being present, the meeting was called to order at 6:32 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 the April 19, 2010 were presented and MOTION was made by Skip Sigh to approve the minutes. MOTION seconded by Brian McCarthy and passed unanimously.

Management Report- Management discussed that there were five (5) roof work orders for the month. Management requested the Board to look at the delinquency list presented to see if they wanted to send any Unit owners to the attorney. One Unit has tenants and the Board requested that management send a letter to both the tenants and owners regarding the addendum to the lease. The association can start collecting maintenance fees from the tenants. There were three other Unit owners that must be turned over to the attorney. Board asked management to send out a letter to #668 regarding his dog not being on a leash in the community. Unit # 596 is to get a noise ordinance letter. There is a proposal from CPM to transplant (4) coconut palm trees to a new location. These palm trees were planted by a homeowner and he no longer wants the trees in his yard. The Board told management to send a letter to the Unit owner stating the association will pay half of the proposal of \$608.00 and the Unit owner is to pay the other half. 830 sent a letter to the Board requesting that this home be put on the irrigation system like all other Units. This home has to pay the water bill from The City of Pompano Beach. The Board requested that CPM update the proposal from two years ago and the Board will discuss at the next meeting. The service report from Diamond Dolphin was discussed. There is more growth in the canal than ever before. Skip will send management pictures to forward to Diamond Dolphin. Board stated the sale of Unit # 583 may be going through in June (mid month). Unit # 668 has until 6/26. Unit # 521 & 716 were served foreclosure papers. Board discussed email from Allen Bosworth discussing "window repair" in the community. Board decided to take this case by case. Board also discussed changing the documents.

Presidents Report- Skip Sigh requested that Ralph Chiocco read the following information to the members regarding the homeowners that were over Seven Hundred (\$700.00) in arrears. Ralph Chiocco read the following Unit numbers, names and the amount of arrearage.

- 1) Unit # 412, Martin A. Scruggs, \$706.50
- 2) Unit # 416, Rochelle A. Moussa, \$ 4,025.00.
- 3) Unit # 449, NV&R Real Estate Investments, \$710.00
- 4) Unit # 521, Regulo Semidey, \$ \$6974.90
- 5) Unit # 583, Muhammad Mujtaba/Imllaz Be, \$11,358.05.
- 6) Unit # 668, Don & Lori Siegel, \$8,872.35.
- 7) Unit # 696, Jorge Caraballo, \$710.00
- 8) Unit # 716, Rafael & Alna Flores, \$6,192.00.

Skip also discussed the paver project. Skip asked if sand is going to be added to all bricks. Mike Cherup stated that when the project is completed and before the final payment is made there can be a walkthrough to make sure all is complete. Skip also stated that JP Miller Pest Control does all the pest control in the community along with the White Fly treatments. JP Miller Pest Control will give any association member a 50% discount for pest control inside the units. Skip discussed fire hydrants in the community. Skip was in contact with the city and requested that the fire hydrants in the community be painted red. Skip has noticed that the City has been painting these hydrants and wanted to know why Fairview Pointes hydrants were not painted. It was due to the fact that it is a gated community. Skip will follow up on this. Discussion was also made regarding the Eureka palms on the turnpike side of the community. CPM suggested that where there needs to be "fill in" just put in more Eureka Palms instead of tearing all palms out and planting ficus hedge. It will be very costly for the installation of ficus and the maintaining of the ficus hedge.

Treasures Report- There was not treasures report given.

Long Range planning was discussed.

Maintenance Chair- Mike Cherup gave a progress report on the paving project, out of 109 Units, 70 were completed along with all parking areas. There are 39 driveways left to go. The project should be completed by the end of May, 2010. Mike had six (6) light fixtures at the front entrance replaced along with changing out some bad bulbs.

MOTION was made by Ralph Chiocco to adjourn the meeting. MOTION was seconded by Mike Cherup. The meeting adjourned at 7:48 P.M. Next Board meeting date is July 19, 2010.

Respectfully submitted,
Michael Cherup, Secretary

Fairview Pointe
Board of Directors' Meeting
Page 3 of 3

Recorded by Susan (Dedee) Westbay