

FIESTA HOMEOWNERS ASSOCIATION, INC.
c/o Residential Management Concepts, Inc.
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**MINUTES OF THE BOARD OF DIRECTORS MEETING
FIESTA HOMEOWNERS ASSOCIATION, INC.
HELD ON TUESDAY, NOVEMBER 27, 2001, 6:00 P.M. AT THE MARGATE LIBRARY**

A meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Tuesday, November 27, 2001, 6:00 P.M., at the Margate Library. The meeting was duly posted.

Those members present were Walter Zelinski, President; Debbie Luongo, Vice President; Theron Woods, Director and Lisa Shuster. Absent was Jose Absin, Treasurer. Present from Residential Management Concepts were Richard Clem, Gary Palombi and Maxine Sawyer.

Walter Zelinski called the meeting to order at 6:05 P.M.

APPROVAL OF MINUTES

Theron Woods read the minutes of October 8, 2001. Walter Zelinski motioned to approve the minutes with corrections noted, seconded by Debbie Luongo. All in favor.

PRESIDENT'S REPORT

Walter Zelinski reported that the new janitorial service has started.

POOL REPORT

Debbie Luongo reported that the pool needs to be diamond bried. She has contacted vendors for bids and RMC is to get another two bids. The pool will need to be closed for three to four weeks when this is done.

MANAGEMENT REPORT

Richard Clem asked that any resident who sees commercial vehicles on the property to report it to Residential Management. There is a unit in the community that has a leak in the roof. RMC is to contact Pulte since the roof has a ten year warrantee.

TREASURER'S REPORT

Walter Zelinski read the cash status report. As of November 27, 2001, the Kislak operating account is \$32,159.25, the Peninsula operating account is \$34,159.84 and the petty cash account is \$100.00. The cash replacement accounts are Bank Atlantic \$81,030.37, Peninsula \$24,186.28 and the Providian CD maturing July 25, 2001 is \$75,000.00 for an unaudited total of \$247,494.74.

SCREENING REPORT

The Board will be interviewing three new residents this evening. Debbie Luongo commented that the application fee should be increased.

BUDGET

The Betterment and Improvement reserve will be replacing the interest income reserve in the 2002 Budget. Richard Clem commented that he would like to see some document changes. The Board would be willing to go door to door to get signatures for any document changes.

Walter Zelinski stated that there will be a 5% increase in maintenance fees for the year 2002. He then reviewed the 2002 budget line items.

A discussion ensued about the painting.

Theron Woods motioned to approve the proposed 2002 budget, seconded by Lisa Shuster. All in favor.

OLD BUSINESS

Walter Zelinski reported that the roadways in the community need to be resealed and lined. Some areas that are cracked need to be patched. Some handicapped spots throughout the community will be eliminated.

NEW BUSINESS

RMC is to provide a more legible copy of Collectol's contract to the Board. Richard Clem state there will be no out of pocket expenses to the community for collections.

The Board reviewed the tree trimming proposals from Mainguy and Landcare. The proposals include trimming of the palms. RMC is to get bids for trimming the hardwoods. Debbie Luongo motioned to accept Landcare's proposal of \$11,500.00 for the trimming, seconded by Theron Woods. Motion passed.

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Walter Zelinski reported that he has found a shed that meets Florida Codes to be used for storage. Theron Woods motioned approve the purchase of the shed at a cost of \$1035.00, seconded by Debbie Luongo. All in favor.

The Board reviewed the proposals for landscaping. Theron Woods motioned to accept Mainguy's proposal of \$60,000 per year, seconded by Lisa Shuster. All in favor. Mainguy has agreed to maintain their price through 2002.

The board reviewed the irrigation proposals from Mainguy, BP Sprinkler and Irrigation Systems. Theron Woods motioned to accept Mainguy's proposal of \$375.00 per month, seconded by Debbie Luongo.

Walter Zelinski reported that the pest control for the community has been limited to an on call basis.

The Board reviewed a proposal from Ram Gate for service to the gate systems. RMC is call Ram Gate to see if they will lower their price on service calls if the Association signs a maintenance agreement.

A discussion ensued about closing the back gate. RMC is to get a price for a steel ballard that would prevent small cars getting through the gate.

RMC is to get bids to repair the wood rot on the buildings and at the pool area.

There being no further business before the Board, Lisa Shuster motioned to adjourn, seconded by Debbie Luongo. Meeting adjourned at 7:55 P.M.