

FIESTA HOMEOWNERS ASSOCIATION, INC.

c/o Residential Management Concepts, Inc.

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CORRECTED MINUTES

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FIESTA HOMEOWNERS ASSOCIATION, INC.
HELD ON MONDAY, MARCH 4, 7:00 P.M. AT THE FIESTA POOL**

A meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Monday, March 4, 2002, 7:00 P.M., at the Fiesta pool. The meeting was duly posted.

Those members present were Debbie Luongo, President; Theron Woods, Secretary; Jeffrey Kleiss, Director and Pat Cullins, Director. Absent with prior notice was Walter Zielinski, Treasurer. Present from Residential Management Concepts were Richard Clem and Maxine Sawyer.

Brian from Shamrock Pools spoke to the Board regarding the different options available to the Association for pool tiles and alternative pool repair options. He suggested he speak with Richard Clem the following day to discuss pricing for his proposal. He also suggested time is of the essence as nice weather was approaching and people would want to use the pool. The Board thanked Brian for taking his time during the evening to help the community.

Debbie Luongo called the meeting to order at 7:20 P.M.

A discussion ensued about Katzman and Korr and the collections for the Association. Pat Cullin motioned to continue using Collectol for the collection of delinquent accounts. Katzman and Korr is finish up the delinquent accounts they are currently working on. Motion seconded by Jeff Kleiss. All in favor. RMC is to send a letter to Katzman and Korr stating this.

Debbie Luongo reported that she has received a call from Joe Weintraub of Medallion Paint asking for the original paint colors of the community. RMC is to call Pulte to get the paint colors.

Debbie Luongo reported that Evergreen Pest Control had been out to service the property last week. A discussion ensued about pest control Theron Woods suggested that the pest control company use a three gallon per minute rig to do a proper job. The Board will revisit the Budget to address pest control.

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The Board decided to table the issue of asphalt repair/repaving to a later meeting. Although the Board had a lengthy discussion on how the sabal palms have destroyed sidewalk, curb, and asphalt areas of the community. RMC to address City of Margate regarding this problem and report back to Board on procedure to follow from City.

The Board voted to accept the proposal from Jones Awning for the awning to be placed on the pool arbor. Richard Clem will work with Jones Awning to best facilitate the proper design. The Board discussed their personal opinions on colors.

A homeowner in the audience suggested as he owns a pressure cleaning company that a lighter color of awning would be best. He also stated that the material used in the awning would not be subject to mildew buildup and cleaning should be minimal.

The Board suggested RMC get new bids for janitorial services as ACT has not been performing the proper services needed. Richard Clem suggested that Fiesta HOA use RMC's janitorial service on a trial basis. The Board agreed and suggested RMC send termination letter to ACT immediately.

Pat Cullins suggested that the Board approve the pool bathrooms being re-keyed so that they will lock automatically upon closing. The Board thought that it was a good idea and Mr. Cohen will bring a cost sheet for the project.

The being no further business before the Board, the meeting was adjourned at 8:00 P.M.