

FIESTA HOMEOWNERS ASSOCIATION, INC.
c/o RESIDENTIAL MANAGEMENT CONCEPTS, INC.
P.O. BOX 97-0069, BOCA RATON, FL 33497-0069
Tel. (954) 956-9918 Fax. (954) 956-9626

FIESTA HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON MARCH 24, 2003
AT 7:00PM AT WINGS PLUS, 9880 W. SAMPLE RD. CORAL SPRINGS, FL

A Meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Tuesday, March 24, 2002 at 7:00 P.M., at Wings Plus, 9880 W. Sample Rd., Coral Springs, FL. The meeting was duly posted.

Those members present were Debbie Luongo, President, Pat Cullins, Vice President, Jerry Leuschen, Secretary/Treasurer and Tharon Wood, Director. Present from Residential Management Concepts were Richard Clem and Perla McAfee.

A discussion session ensued with homeowners prior to calling the meeting to order.

Richard Clem called the meeting to order at 7:00 P.M.

MINUTES:

Jerry moved to accept the minutes with corrections. Seconded by Pat. All in favor. Motion carried.

FINANCIAL:

Richard Clem reported that the Cash Operating Account status as of March 24, 2003 is as follows: Kislak National Bank, \$460.65. In the Cash Replacement Account the status is: Bank Atlantic \$24,259.34, Peninsula Bank \$32,897.88, Providian CD (7/25/03), \$79,088.36; Total \$136,245.58. Unaudited Total is \$136,706.23.

Richard explained the collections process to the audience. Jerry mentioned that the delinquencies have dropped drastically since Collectol has been handling the accounts. Jerry and Debbie praised Collectol on the great job it's doing.

OLD BUSINESS:

Debbie distributed Rules to the rest of the Board to work on re-writing them. This issue will be brought up in the next Board meeting.

Gate camera: Bids were reviewed and discussed. Jerry moved to approve Goodby's bid for

\$5,524.72 and table the purchase until the money is available. Seconded by Tharon. All in favor. Motion carried.

Soda machine for the pool: Debbie stated that Pat Cullins would like to see a soda machine placed at the pool, by the entrance. The soda machine would bring profits to the Association. Jerry moved to place the soda machine pending documentation to be brought in by Pat. Seconded by Debbie. All in favor. Motion carried.

Fining Committee: Debbie reported that the members of the committee are: Megan Lundrigan, Kris Zagkos and Robert Goodwin.

Pressure Cleaning: This issue has been tabled until the next Board meeting.

Playground: J. Lynn Construction will submit a blue print for the City of Margate Zoning Department. The insurance cost would only be an extra \$200 per year. Bid and brochures will be presented at the next Board meeting.

Root Encroachment: Debbie asked Richard if something could be done about the root encroachment. Richard and Jerry will be meet again with Sam May from the City of Margate. A report will be given at the next Board meeting.

Tharon Wood Resignation: Tharon explained to the Board that he wishes to withdraw as Director of the Board due to his work schedule.

NEW BUSINESS

No new business discussed.

There being no further business before the Board, Jerry moved to adjourn the meeting; seconded by Pat. All in favor. Motion carried. The meeting was adjourned at 9:00 PM

Respectfully submitted on behalf of the Secretary of Fiesta Homeowners Association.