

FIESTA HOMEOWNERS ASSOCIATION, INC.

c/o Residential Management Concepts, Inc.

P.O. Box 97-0069

Boca Raton, Fl 33497

(954) 956-9918 Facsimile (954) 956-9626

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FIESTA HOMEOWNERS ASSOCIATION, INC.
HELD ON TUESDAY, APRIL 9, 2002 AT 7:00 P.M. AT MARGATE LIBRARY**

A meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Tuesday, April 9, 2002, 7:00 P.M., at the Margate Library. The meeting was duly posted.

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

Debbie Luongo called the meeting to order at 7:11 P.M.

Jeffrey Kleiss read Walter Zielinski's resignation letter to the Board prior to any business beginning.

Debbie Luongo motioned to add Gerry Leuschen to the Board of Directors to replace Walter Zielinski and fulfil his remaining term, Jeffrey Kleiss seconded, motion carried.

Debbie Luongo motioned for RMC to copy the screening cover page of all applicants for Fiesta residency to be given to one person on the Board for the Board's records. Pat Cullins seconded, motion carried.

OLD BUSINESS:

Pat Cullins requested RMC disclose who owns the property located at 3328 Cabaret Lane. RMC will disclose the information at the next Board Meeting.

Pat Cullins suggested the Board updates the rules and regulations especially trash cans and property upkeep. Each Board member agreed to bring their suggestions to the next Board Meeting.

The Board discussed improvements in janitorial service and voted to add one extra day to the janitor's cleanup schedule. Schedule is as follows:

Two hours per day Monday, Wednesday, Thursday and Friday

Rob Mainguy, owner of Mainguy Landscaping who presently services Fiesta was present at the meeting by request of the Board. A detailed discussion regarding dissatisfaction of certain

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FIESTA HOMEOWNERS ASSOCIATION, INC.**

HELD ON TUESDAY, APRIL 9, 2002 AT 7:00 P.M. AT MARGATE LIBRARY PAGE 2

services of landscaping and irrigation took place and resulted in promises for improvement by Mainguy Landscaping. The Board asked Richard Clem to walk the property with landscaper regarding turf and irrigation. Gerry Leuschen who volunteered to head Landscaping Committee for the Board will also tour the property with RMC and Mainguy. Meeting to take place on Wednesday, April 10th.

NEW BUSINESS:

Jeffrey Kleiss motioned to add seasonal plants two times a year in the front and high visibility areas of the community. Debbie Luongo seconded, all in favor, motion carried. Rob Mainguy and Gerry Leuschen will tour the area and bring back suggestions of planting and prices.

Jeffrey Kleiss motioned to add mulch to certain areas of the property, no second, motioned was moot. The Board did want to postpone the issue of mulch until the May meeting.

Jeffrey Kleiss motioned for RMC to get bids for a community answering service so the Board would have a record of calls and complaints from community. Gerry Leuschen seconded, motion carried.

Jeffrey Kleiss motioned for RMC to get prices for automobile sticker system so residents' automobiles could be easily recognized. Parking problems are persistent and Mr. Kleiss feels this would help in controlling the situation. Debbie Luongo seconded, all in favor, motion carried.

Gerry Leuschen volunteered to help RMC with parking control.

A brief discussion ensued about the handicap parking spots. The Board will be addressing this issue again after community painting nears its end.

Richard Clem reported that pool restoration work was being very timely and work was exceptional. No ending date had been given yet as small incidentals had occurred.

There being no further business before the Board, the meeting was adjourned at 8:05 P.M.

FIESTA HOMEOWNERS ASSOCIATION, INC.

c/o Residential Management Concepts, Inc.

P.O. Box 97-0069

Boca Raton, Fl 33497

(954) 956-9918 Facsimile (954) 956-9626

MINUTES OF THE BOARD OF DIRECTORS EMERGENCY ORGANIZATIONAL MEETING

FIESTA HOMEOWNERS ASSOCIATION, INC.

HELD ON TUESDAY, APRIL 9, 2002 IMMEDIATELY FOLLOWING BOARD MEETING OUTSIDE OF MARGATE LIBRARY

An Emergency Organizational Meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Tuesday, April 9, 2002, 8:07 P.M., outside of the Margate Library. This meeting was held due to the resignation of Walter Zielinski who held the office of Treasurer. To conform to Florida Statutes, the Board had to elect a new Treasurer immediately.

Debbie Luongo nominated Jeffrey Kleiss for the position of Treasurer. There were no other nominations offered for this position, Richard Clem asked Mr. Kleiss if he accepted the nomination, he acknowledged in the affirmative, Gerry Leuschen seconded the nomination, All in favor.

Debbie Luongo motioned to have an office of Vice President, Jeffrey Kleiss seconded, all in favor, motion carried. Debbie Luongo then nominated Mr. Pat Cullins for the office of Vice President, there were no other nominations offered, Richard Clem asked Mr. Cullins if he accepted the nomination, he acknowledged in the affirmative, Jeffrey Kleiss seconded the nomination. All in favor.

There being no further business before the Board, the meeting was adjourned at 8:18 P.M.