

FIESTA HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS MEETING FIESTA HOMEOWNERS ASSOCIATION, INC. HELD ON TUESDAY, JULY 9, 2002 AT 6:00PM AT THE MARGATE LIBRARY

A meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Tuesday, July 9, 2002, 6:00 P.M., at the Margate Library. The meeting was duly posted.

Those members present were Debbie Luongo, President; Jeffrey Kleiss, Director, Pat Cullins, Director, Tharon Woods, Secretary (via telephone conference). Jerry Leuschen was absent with prior notice. Present from Residential Management Concepts were Richard Clem and Perla McAfee.

Debbie Luongo called the meeting to order at 6:30 P.M.

APPROVAL OF MINUTES

The Board was presented with the minutes from the month of June, Tharon Woods noticed the names of the Board of Directors had to be corrected. Tharon woods motioned to approve the minutes with correction, Pat Cullins seconded, all in favor.

FINANCIAL REPORT

Richard Clem read the financial cash status report. Richard reported that as of July 9, 2002 the balance in the Kislak checking account is \$28,448.31, Peninsula account, \$16.41, Petty Cash \$300. Cash Replacement \$28,564.72. Bank Atlantic \$34,301, Peninsula \$5,593.19, Providian \$75,400.92, total \$115,295.11 and the un-audited total of \$144,059.83. Jeffrey Kleiss reported that there is till an over budget.

LEGAL:

A lengthy discussion took place about Collectol needing to be more proactive and maybe change the time frame given to people who are on collections to pay their debt. A conference call was placed to Berta Fairbanks to discuss time frame and collection procedures. It was decided that RMC will be sending a letter on or about the 11th of the month the assessment is initially delinquent. On or about the 11th of the following month, if payment hasn't been received, Collectol will send out a demand notice. In addition, the Board requested Collectol to change the format of the status report to show more detailed information.

**MINUTES OF THE BOARD OF DIRECTORS MEETING PAGE 2
FIESTA HOMEOWNERS ASSOCIATION, INC.
HELD ON TUESDAY, JULY 9, 2002 AT 6:00PM AT THE MARGATE LIBRARY**

Jeff Kleiss suggested to re-do the budget and a discussion took place regarding expenses that were not budgeted for this year. Jeff also suggested starting gathering issues to be changed in the documents such as raising the fee and requesting a 5% down payment when a unit sells.

OLD BUSINESS:

A discussion took place regarding pest control service. Debbie Luongo asked if pest control should be stopped prior to checking with counsel and if an owner calls with a complaint, the Board should be contacted to approve the service. Jeff Kleiss suggested fertilization and pest control to be done at the same time. RMC to get three bids from license pest control/fertilization companies.

Jeffrey Kleiss requested a copy of all violation letters sent by RMC to be submitted to the Board members and also a list of all new approved leases to keep track of renewals.

NEW BUSINESS:

Jeff Kleiss suggested creating a Grievance Committee. Jeff Kleiss said that he would like to take over the Architectural Review Committee for any architectural changes or additions requested by the owner.

Jeff Kleiss suggested that a Digital Camera be approved for purchased for the Architectural and Fine Committee. Motion carried.

The rest of the Association's business was not discussed as the hour grew late and the Board decided to carry it over to August's Agenda.

The meeting was adjourned at 8:10 P.M.

