

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 FEBRUARY 11,
2003 AT 7:00PM AT WINGS PLUS, 9880 W. SAMPLE RD. CORAL SPRINGS, FL

A Budget Meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Tuesday, February 11, 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 and Jerry Leuschen, Secretary/Treasurer. Tharon Wood is absent without notice. Present from Residential Management Concepts were Richard Clem and Perla McAfee.

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

There was an issue brought up to the Board involving Mr. Robert Skarecki. Richard Clem stated that when Residential Management Concepts came on board with Fiesta, a letter was received from Katzman and Koor requesting to check Mr. Skarecki's residence for the presence of a dog. Richard Clem went to the house, and indeed, there was no dog present in the residence located at 3149 Festival Dr. unit 274. Richard sent back the paper from Katzman and Koor stating that there was no dog present. In the meantime, a bill from Katzman & Koor for attorney's fees accumulated from the action against Mr. Skarecki in the amount of \$1700 was paid by the association, which in turn was charged to Mr. Skarecki's account. Mr. Skarecki has made an offer to settle his claim because he has a contract to sell his unit at Fiesta. Richard Clem made an offer to the Board to pay half of the amount owed. Richard Clem spoke to the Association's counsel, Ken Direktor. He said that if the Assn. Accepted this partial payment as settlement on this account, that would be selective enforcement because there were other people prior to this matter having to pay the full monies owed to the Association. Also a final judgment for this amount was entered against Mr. Skarecki in Court. Mr. Skarecki's present at this meeting to make a statement that if the Board does not accept the settlement of paying half of the debt, then he will take action against the Association. According to the Association's attorney, the settlement cannot be done due to selective enforcement, even if the Board feels it's the fair thing to do.

Mr. Skarecki's statement:

On the date in question, it was about 10am, I was by the patio, I don't have a screened-in patio, I my door was open, Lisa Shuster walked behind my house, my dog saw her a 125 lbs German Sheppard, ran off the patio and barked at her. Lisa Shuster fell down, started screaming, I grabbed my dog and put him in the house. Lisa Shuster then picked up my \$800 cell phone and whipped it at me shattering it in pieces. She lied to the police and said this happened behind her home, which was all the way the other end, screaming and yelling, she brought the police to where it happened, behind my house. I took the dog to the vet, my vet wrote her letter, gave her inoculations and they took a picture of her hand, it didn't break the skin. As she was trying to explain what happened to the police, she stood and rubbed her hand constantly. My problem is not with the Association; it's with the previous Board. I do apologize to you people for what happened, but my situation is that I have to pay 1700 to Lisa's agenda. She and the Board hired these attorneys, the attorneys hit me with this bill, I will pay the bill but I will sue. I apologize to you but this is back to Lisa, this is what you carry insurance for. I am willing to work something out with you. If my dog 'd bit her it would've ripped her arm off. I got rid of the dog within two to three months and that should've been the end of it. It continued. I cannot afford to take days off from work to go to Court. I wrote the court a letter, I went to court one time. I said the Association paid for the attorneys to be here. Lisa Shuster used those attorneys for her personal use. She didn't have to do this. I never got a warning. After I was told to get rid of the dog, the master company sent me a letter saying "your dog has been observed running around the neighborhood". My dog was not running around the neighborhood because if he did, it would've bit somebody because a German Sheppard running loose in the neighborhood would bite somebody. The Margate city dogcatcher will testify on my behalf. She received numerous complaints about a German Sheppard running through the neighborhood, they came by and never saw any German Sheppard loose in the neighborhood. The lady said that she got many complaints but never found any dog around in two years. I apologize again to the Board, as a resident, I will pay the fine but I will sue because what she did in the name of the association is wrong. When they wrote me a letter saying this should never happen again, my vet said that it never happened with this animal, it's the first time offense and I never saw the dog bite her. She made the accusation. I have pictures of her hand; you can't even tell if it's red. Her agenda was to have me get rid of the dog. My dog was a big dog but I was a responsible owner. I had to get rid of the dog because of her and I did. I'm willing to work this out but it's up to the Board and the attorneys. I apologize and I do thank Richard for all his help, truthfully. Lisa never went to the doctor to be checked. She lied. Not only did I lose my dog, but also \$1700 for this.

Richard Clem said that without the other party to agree or dispute Mr. Skarecki's story, as far as this Board is concerned, it's all heresy. The Board has to follow the Association's attorney's advice.

Mr. Skarecki stated that he was going to be in touch with Richard and/or Perla to find out what the Board decided to do and left the meeting.

The regular session of the Board Meeting started at 7:35 pm

MINUTES:

Jerry moved to accept the minutes as written. Seconded by Pat. All in favor. Motion carried.

FINANCIAL:

Richard Clem reported that the Cash Operating Account status as of February 11, 2003 is as follows: Kislak National Bank, \$1,667.76, Peninsula Bank, \$16.41; Total \$1,684.17. In the Cash Replacement Account the status is: Bank Atlantic \$28,711.46, Peninsula Bank \$31,206.72, Providian CD (7/25/03), \$79,088.36; Total \$139,006.54; Unaudited Total is \$140,690.71.

OLD BUSINESS:

Tharon Woods was contacted via telephone by Perla on numerous occasions regarding his resignation but never responded to the messages. A certified letter will be sent to his home. Due to the fact that Tharon has not shown up to a Board meeting since August of 2002, the Board unanimously withdrew his position from the Board.

NEW BUSINESS

Jerry stated that a letter should be drafted to all residents regarding the following issues: Trash cans, commercial vehicles, pets, rentals without appropriate approval process, ARB requirements for any structural changes including landscaping and TV Satellite dishes,

Jerry stated that parking spaces will be added by eliminating some handicap spaces. Richard said he will find out from the City of Margate what the requirements are for installation of speed bumps.

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

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