

MINUTES FOR THE BOARD OF DIRECTORS OF FIESTA HOMEOWNERS ASSOCIATION MEETING HELD ON DECEMBER 22, 2003 AT RESIDENTIAL MANAGEMENT CONCEPTS, INC.

ROLL CALL

Present from the Board of Directors Gerry Lueschen; President, Pat Cullins; Treasurer, and Debbie Luongo; Vice President, was absent with prior notice, present from Residential Management Concepts, Inc were Richard Clem; Property Manager, and Theresa Reeves.

CALL TO ORDER

The meeting was called to order at 7:05 p.m.

TREASURERSIFINANCIAL

Richard read the cash status report as of 12-22-2003. The Board of directors discussed the delinquency report. Residential Management Concepts, Inc was asked to check on units 92 & 95, as they are renters and to see if they have they gone through the proper screening process, and if the correct procedure has not been followed then the owner should be sent violation letters. The Board also recommended that the tenants be evicted if past due amounts are not brought current immediately.

Richard Clem suggested the need to put a note into the owners files that rentals can only occur once per year and the account must be in **good** standing without fines. A continued discussion ensued regarding the delinquencies. Richard Clem explained the process of Collectol & attorney accounts. Jerry Lueschen also stated that if a rental unit is in collections or with an attorney, the association has the right to terminate the lease and evict the tenants. Additionally Richard Clem made the recommendation in regard to maintenance being due on the 10th of the month if not received by the 15th it should be turned over to collectol. Richard will go over the collection procedures with the accounting department and express the boards' wishes for strict collection policies. The new policy will be effective January 1,2004 –and will be mailed out to the homeowners and state that the maintenance is due the 1st of the month and a late fee of \$25.00 will be applied by the 10th, any account not received by the 15th day will be turned over to collection with additional collection fees applied. Any account of 30 days delinquent will proceed to foreclosure.

The Board of Directors asks that you budget yourself accordingly, in order to avoid this course of action for collection.

MINUTES FOR THE BOARD OF DIRECTORS OF FIESTA HOMEOWNERS ASSOCIATION MEETING HELD ON DECEMBER 22, 2003 AT RESIDENTIAL MANAGEMENT CONCEPTS, INC.

Gerry Lueschen referred to the revised Rules & Regulations. Residential Management Concepts, Inc was asked to provide a copy to the Board of Directors to review. Pat Cullins stated that he is currently working on the definition of commercial vehicles, Richard Clem suggested the need to have the associations' attorney also involved, and this should be available for the next meeting.

Property Manager's Report

Richard explained the new service report system implemented by Residential Management Concepts, Inc.; he also stated that the associations' documents specify the homeowners' responsibility of the maintenance of their homes.

The floor was opened to discussion regarding a letter received from a homeowner, and their concern of the droppings from the tree on Jubilee Way. Richard explained that the city of Margate dictates what can be cut and that, that particular tree a "Carrotwood" is on the endangered list. However Richard will speak to the landscapers at the board's direction to ensure that they are following the proper procedures.

Richard discussed the issue of the back gate and that it is damaged again and the repairs have been very costly to date, it is recommended that the gate should be closed and the association will only maintain the front gate. He will get bids in regard to the gates. The issues of the gates should be voted on by the community and may require the need for a special assessment, this will also be another item to discuss with the associations attorney.

Richard read the letter from the attorney regarding the reserve conservation and explained it in more detail. The board turned the floor over to Richard, the property manager, a motion was made to deed the property to the state. Further discussion concluded that the best decision for the association would be to deed over the property to the state, as there are developing situations which could actually cost funding to maintain. This situation had also been discussed with Debbie Luongo in previous conversations. Gerry Lueschen requests that the board requires a letter in writing stating that the property will be maintained as a preserve, motion passed unanimously.

New Business

Effective Monday December 29, 2003, Debbie Luongo will take over the general janitorial maintenance and pool area clean up.

After a lengthy discussion regarding the current Irrigation services or lack of, the Board agreed to hire Aquatic Irrigation to start effective February 1, 2004. Jerry Leuschen wanted it on record that he owns Aquatic Irrigation. The Board had no problem with this and the irrigation contract was awarded.

Future board packages to the President should include screening & resale information and a copy of the rental contract. Additionally, fines letters will be sent to the homeowner and the renter, respectfully. Fine letters should be sent regular & certified post with the fees charged back to the owners account. A fine committee needs to be established and attend the board

**MINUTES FOR THE BOARD OF DIRECTORS OF FIESTA HOMEOWNERS
ASSOCIATION MEETING HELD ON DECEMBER 22, 2003 AT RESIDENTIAL
MANAGEMENT CONCEPTS, INC. PAGE 3**

meetings, so that the matters can be recorded in the minutes. A filing fee of \$1 0.00 is to be charged to the owners account if the fine is not contested within 10 days. Returned or refused notices shall be kept unopened and included in the board package for the following meeting.

Adjournment

There being no further business of the Board the meeting was adjourned at 9:30 p.m

Respectfully Submitted

On Behalf of the Board of Directors

Fiesta Homeowners' Association, Inc.