

Fiesta Homeowners Association, Inc.
Margate, Florida 33063

BOARD OF DIRECTORS MEETING
October 25, 2007

Present: Pres.-Lori Press-Vidal, VP- Wendy Roth, Sec.-Marita Ryan, Treas. Gary Steinberg, Lisa Cleter, Janet Eisenberg, Eric Sanzare

Homeowners Present: John Hallett

The president called the meeting to order at 7:00 p.m.

1. Roll call indicated that all Board members were present.
2. Motions were made and seconded to waive the reading of the following meetings and accept them as previously communicated to the Board.
 - a. June 12 - Motion Lori, seconded-Eric, approved unanimously.
 - b. Aug 8 - Motion Lori, seconded-Janet, approved unanimously.
 - c. Oct 17 - Annual Meeting - Motion Lori, seconded-Lisa, approved unanimously.
 - d. Oct 17 - Organizational Meeting - Motion Lori, seconded- Lisa approved unanimously.
3. Discussions:
 - a. Illegal Rentals – Lori brought before the board a proposal to have Benchmark send letters to the homeowners that are suspected of renting illegally, and issued fines if they do not comply. Motion was made by Lori and seconded by Wendy, approved unanimously.
 - b. Dispute of late payments – discussion to be continued at next board meeting.
 - c. Eric made a motion to approve the Sod Project, Lisa second the motion, approved by everyone, except Marita.
4. Individual Board Member Responsibilities Assigned by Lori:
 - a. Lori – Screening (Rentals/Sales), Vendors: Cinderfella, Advanced Aquatic, Canfield Litigation; Daily Communications with Darlene and Benchmark
 - b. Gary/Lori: General legal matters, J. Lynn Litigation
 - c. Wendy – Property Inspection and reporting (with Darlene), Rules and Regulations, ARC
 - d. Marita – Road Paving Project, Roofing individual unit complaints/repairs; Pressure Cleaning; Security
 - e. Gary - Payments, Dues, Financial
 - f. Lisa – Pool and Fence Project, Gates/Maintenance
 - g. Eric - Landscaping & Irrigation, Tree Trimming and the liaison between JLS Landscaping and the board.
5. Budget
 - a. Gary - noted that the Mitigation process pursued by our insurance agent has resulted in an additional \$19,000 available; while an attempt was made to include items of concern, the proposed budget aims at paying our bills - adjustments will be needed based on actual income.
 - b. Items discussed/clarified:
 - A motion was made by Eric and seconded by Janet for the replacement of sod
 - Timing of both the tree trimming and pressure cleaning possibly after rainy season
 - Might we utilize the services of Benchmark more
 - Adjustment of proposal to accommodate necessary pest control
 - c. The budget proposal needs to be finalized to accommodate the required timing for mailings and meeting for homeowners possible meeting dates were discussed for the budget meeting – Dec 3, 6
6. Security – referred to Marita for follow-up
 - a. Suggestions: weekends – 3 evenings – 6 hours; possible walk around the complex
 - b. Involvement of homeowners near the pool

The meeting was adjourned at 8:30 pm.

NEXT Board Meeting Scheduled – November 8 at the Fiesta Pool
Budget Meeting Scheduled – December 3 at the Fiesta Pool

Respectfully submitted:



Marita Ryan, Secretary