

*Fiesta Homeowners Association, Inc.*  
Margate, Florida 33063

**BOARD OF DIRECTORS BUDGET MEETING**  
**December 3, 2007**

**Present:** Pres.-Lori Press-Vidal, VP-Wendy Roth, Sec.-Marita Ryan, Treas. Gary Steinberg, Lisa Cleter;  
Frank Segale (late)

**Absent:** Eric Sanzare (unexcused)

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

1. Roll call indicated that all Board members except Eric Sanzare and Frank Segale were present. Frank arrived later.
2. A Motion was made by Lori and seconded by Gary to waive the reading of the minutes of the Nov 8 Meeting and accept them as previously communicated to the Board. This motion was unanimously approved.
3. Marita stated that notice of this meeting, along with a copy of the proposed budget, was mailed out to all owners on November 4, 2007.
4. Budget Discussion:
  - Gary identified a number of items that have fixed (contracted) expenses. Expenses for other items were estimates based on the 2007 expenses.
  - Some improvements that are planned and estimates included in the 2008 budget:
    - a. Pool
    - b. Landscaping
    - c. Pressure cleaning
    - d. Security
    - e. Roads
  - Reserves used for major fixes in the future have also been increased
  - Monthly fee:
    - a. Decrease? – The negative impact of decreasing the monthly fee with the potential for an assessment in the case of any unplanned or unforeseen cost during the year resulted in the suggestion that a month's payment holiday late in the year would be preferable.
    - b. The option to pay monthly fees early (with a reduction) will not be available during 2008 due to accounting difficulties.
  - All homeowners in attendance were asked for their opinions as to the proposed dues and budget. After discussion, all homeowners in attendance agreed that the dues should remain \$180.
  - A motion was made by Gary, seconded by Lisa, and unanimously approved by the Board Members to accept the budget as presented.
5. Landscaping:
  - 3 gallon ficus hedges were installed along the perimeter of the complex on Banks Road. The cost was offset by a grant from the City of Margate (\$5000) with the remainder paid by Fiesta (\$1800).
  - A recommendation to replace the hedges on the northern rim of the property and to install a 4 ft high chain link fence (1100 linear feet) to prevent the use of Fiesta property as a short-cut to SR441 was made. An obstruction to the pathway that has been created between Parade Pl and Festival Dr leading out to NW31th will also be created. The cost is estimated at \$13,000.
  - A motion was made by Gary, seconded by Wendy, and unanimously approved by the Board Members to proceed.
  - Tree Trimming – The cost to trim all palm trees (800) is estimated to be \$11,000. The first installment will include palm trees that are touching (front or side) of buildings. The first phase of trimming will begin after Holiday lights are removed. Additional palms will be trimmed in the following months. A motion was made by Marita, seconded by Wendy, and unanimously approved by the Board Members to proceed.
  - Sod – Once again, this discussion revolved around the necessity for proper irrigation (though the landscaper will replace at no cost to us any sod that he has installed that does not thrive). Marita and Wendy will contact the irrigation provider to schedule a wet check of sprinklers in January.
  - Mulch – 800 bags /cost \$2800 will be spread in the common areas shortly. This project was previously

approved by the Board unanimously.

- Fountain- the pump will be installed in the next few weeks.

6. An Emergency Board Meeting will be scheduled on Wednesday or Thursday to deal with Board Issues. Lori will contact members for day/time most members may be present.
7. Pool: Lisa will contact a number of companies (Shamrock, Better Pools, Pools and More, etc.) with a request to present proposals at the next Board meeting in January. Wendy will check with Beth Thorogood to check for contacts or information received in the past.
8. Marita presented request from Beth Siegler for damage to interior of her unit due to leak. JBH will be contacted to verify that leak was not caused by the temporary patio roof Beth had installed.

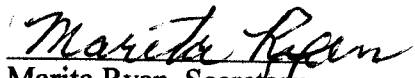
The meeting was adjourned at 8:27 pm.

After the adjournment, Lisa Schauster approached the Board with her concerns regarding the rejection (based on a credit check) of a proposed renter for unit 153. According to Lisa, Eric Sanzare had told her to come to this meeting. Since the matter is in the hands of Benchmark, our management company, she was referred to Dan Sugarman.

**NEXT Scheduled Board Meeting** -- January 15 at the Fiesta Pool

An emergency Board meeting to deal with Board matters was scheduled for December 6.

Respectfully submitted:

  
Marita Ryan, Secretary