

Fiesta Homeowners Association, Inc.
Margate, Florida 33063

BOARD OF DIRECTORS MEETING
January 15, 2008

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

Absent: Frank Segale (excused)

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

1. Roll call indicated that all Board members except Frank Segale were present. Bill Peckham, the property manager, was introduced to those present.
2. Motions were made by Lori and seconded by Lisa to waive the reading of the minutes of the December 3 and 6 meetings and accept them as previously communicated to the Board. Both of these motions were unanimously approved by the Board members present.
3. Pool:
 - Access to the pool is prohibited due to multiple recurring pump and leaking problems. This in turn has the potential to effect sales and rentals.
 - Lisa and/or Bill have contacted the following companies: Shamrock, Suburban, Mike O'Brien and Unique Pools (a restoration rather than pool maintenance company).
 - Shamrock- the current pool maintenance company- the water pump is replaced around every two years at a cost of approx. \$2500. The frequency is not related to an electrical problem. Bill P. stated that this type of problem occurs most often due to dirty filters. It was also noted that there is another pump which is used to introduce chemicals into the pool (currently unkempt appearance). Apparently this pump is not used currently and chemicals are introduced directly into the pool. Shamrock currently performs maintenance activities twice a week.
 - Discussion centered on the following items:
 - ❖ Cost – partial vs. complete renovation; prices ranged from \$2,565 to \$19,950 to \$43,465 depending on the extent and type of work
 - ❖ Replacement of pump
 - ❖ Type of deck – concrete vs. pavers based in soil
 - Weekly Maintenance – 2 or 3 times a week
 - Need to obtain bids from O'Brien and Unique as well as additional estimates from other contractors For separate costs for pavers and installation (Lisa may be able to get better price on pavers)
4. Mosquitoes – Lori contacted the City of Margate – will come out and spray
5. Critter Control-
 - Tree trimming of all palms touching buildings will begin in two weeks.
 - Raccoons are fed by a woman outside our property on Perimeter Road.
 - Gable ends can be sealed – need global bid. The cost to seal all will be prohibitive. The owner of 3358 Concert Lane will pay to have her unit repaired to eliminate the problem. If the Association decides in the future to seal all, some of the owner's monies will be reimbursed.
 - Bill was going to contact Critter Control and other companies to get estimates on costs. In addition Bill was going to look into additional avenues to see what we can do to eliminate the rat infestation as well as look into why we have so many issues with racoons.
6. Illegal Renters
Owners of rented units need to receive letters requiring copies of leases, and any updates to necessary information, i.e., phone numbers, etc. After Bill suggested that effective follow-up with non-responsive owners is necessary, Lori suggested that this item be included on the agenda for the next meeting.
7. Treasurer's Report -
Gary stated that income is short every month. There are currently 15 foreclosures representing approx. 80% of owed monies
8. Wendy reported that 132 notices were distributed during 2007 with 3 having been ignored. Letters have been sent by Benchmark with the possibility of the third receiving a letter in 2 weeks. In 2008, 26 units have received notices. A request to paint a front door war received and filled. She noted that updated color swatches need to be

identified for discontinued colors.

9. Marita

- Security - Four security firms were contacted. One was eliminated from consideration immediately due to the elements that needed to be provided by the Association as well as the cost. U.S. Security, the firm mentioned at a previous meeting, was the only one to provide references other than 'check with Benchmark'. Two of the three reference supplied by U.S. Security responded. Neither is renewing its contract. Darlene said she would supply the Association with additional reference contacts for the other firms, Garing and Recon. To date these references have not been supplied.
- Pool Signs - Marita met with Madeline regarding signs. As a result of the pool analysis it was determined that the current sign can be adapted to meet the needs of the community.
- Roofing Issues - Currently six unit owners have been given the form to document roofing issues: three have been completed and returned to Marita and two were returned to Benchmark. Darlene is in possession of most of this documentation and had said that copies would be given to Marita. This hasn't happened.
 - a. 3344 Confetti - all documentation to Benchmark - Marita has no info on this request
 - b. 3120 Festival - all documentation to Benchmark - referred to roofer by Gary
 - c. 5465 Gala - repair approved by Board - owner to pay and be reimbursed; owner appeared at meeting and was told to have contractor bill association to be paid in 30 days
 - d. 3141 Festival - damage to patio previously documented, viewed by adjuster etc; treasurer stated repairs need to wait for monies from the state
 - e. 5504 Pageant - referred to Marita by Wendy; form delivered- not returned
 - f. 3145/3149 Festival - previous repair involved stucco application to exterior which has fallen down - will be repaired 1/17
 - g. 3324 Confetti - no form-email - damage to screen on sliding glass door during hurricane

10. Old Business

- Fencing - need copy of Fiesta survey to proceed. Beth Siegler volunteered to obtain it.
- Trash - possibly hiring of someone to perform some tasks (Cinderfella??) - item on agenda for next meeting
- Despite all notices, individuals continue to send payments to Benchmark rather than Banco Popular. In the future these payments will be returned to the sender and subject to late fees if appropriate.

The meeting was adjourned at 8:15 pm.

Respectfully submitted:
Lori Press-Vidal


