

Fiesta Homeowners Association, Inc.
Margate, Florida 33063

Board of Directors Meeting

February 29, 2008

The meeting was called to order at 6:55 P.M.

Lori Press-Vidal, Gary Steinberg, Lisa Cleter and Wendy Roth were in attendance. Eric Sanzare was not in attendance.

As the Association's vendors were in attendance, the President deferred the reading/waiver of the minutes until after the vendor issues were addressed.

Representatives from Shamrock Pools were in attendance. A discussion was held with Shamrock regarding issues of maintenance of the pool and the motor. Further discussion was held regarding replacing the pool's plumbing and installing pavers. Shamrock informed the Board that the plumbing repairs previously done were not permanent solutions as the pressure on the lines remained on those lines not repaired. The need for a permanent solution was discussed with a cost of approximately \$54,000 to the Association. The Board thanked Shamrock for attending and told its representatives that they would be called Monday with the Board's decision regarding the maintenance and repair of the pool.

A representative from JLS Landscaping and Tree Service was in attendance. A discussion was held regarding: 1) The Association receiving a refund for wetcheck work not performed in January 2) Terminating the services of East Coast Water Works 3) Further trimming of the palm trees 4) Reducing the usage of blowers within the community 5) Repairing the ficus trees which have died on the Banks road hedge and 6) Restricting the trimming of bushes within owner lots.

It was agreed that: 1) JLS will advise the Board as to what refund the Association is entitled to regarding the January wetcheck 2) JLS will advise East Coast that their services are terminated immediately and JLS will take over the irrigation for the community 3) JLS will provide the Board a report of what palm trees they trimmed in January within 30 days so that the Board can advise JLS if further work is desired and if the Association was charged correctly for such services 4) The use of blowers within the community will be significantly reduced 5) The mulch laid by JLS in December, which no longer has retained its original appearance, will not be addressed at present due to financial issues 6) The ficus bushes which have died will be repaired or replaced by JLS 7) Owners will have the option of marking their lots with signage available from Home Depot or Big Lots so JLS will know not to trim those bushes.

Lori made a motion to waive the reading of the minutes from the January 15 Board meeting. Lisa seconded the motion, which was passed unanimously.

Lori announced that Frank Segale resigned from the Board and that interested owners should submit their indications of interest to be on the Board to her via email, if possible. Lori stated that there are now two Board positions open. Lisa graciously volunteered to be the Board secretary as the position was now vacant.

Gary made a motion to rehire Shamrock immediately and discharge O'Brien Pools. Lori seconded the motion, which was passed unanimously.

Gary made a motion to hire Shamrock to replace the pool plumbing, replace the pool coping and install pavers over the pool deck for a cost of approximately \$54,000. Lisa seconded the motion, which was passed unanimously. It was agreed that Lisa would perform one last review of the competitive bids received by the Board and let the Board know no later than by March 5th if there was any reason not to sign a contract for Shamrock to perform the work. Gary will get updated contract from Shamrock; Lori will execute contract and forward to Shamrock.

Gary went over the Association's financials, which are posted on the Association's website every month. Gary informed the Board that the Association's receivables include many accounts with small amounts owed and the need to clean up the receivables in order to reduce the administrative cost of the Association and to reduce the size of the receivables list.

Gary made a motion to make a temporary bookkeeping entry on each account of a \$100 credit applied to the late fee receivable ledger of each owner, noting that this in no way affects each owner's obligation to pay their current maintenance each month. Gary noted that the Board would revisit the temporary credit later in the year to possibly make such credit permanent, depending on the Association's financial situation at that time. It was emphasized that each owner was still obligated to pay the full \$180 each month in the interim and if the owner does not pay the \$180 each month in full will be subject to collections action. Lori seconded the motion, which was passed unanimously.

Gary notified the Board that the fencing project previously approved was currently being funded and should start once the necessary permits are secured. Estimated completion date was projected at approximately 30 days from now.

A discussion of the Association's janitorial needs ensued. It was agreed that the Association will continue to pay \$200/week for janitorial services, with a person onsite Tuesday, Wednesday, Friday and Saturday. Wendy will contact Cinderfella to notify them of the Association's requirements for this work. Lisa will investigate the cost of supplies.

Wendy gave a report on certain violations to be referred to Benchmark for action.

Lori adjourned the meeting at 9:05 P.M. A good and welfare session ensued.

Homeowners raised issues including: 1) the height of the fountain 2) a homeowner on Festival with multiple vehicles parked in violation of the Association's rules and regulations 3) children causing nuisances within the community 4) vehicles parked in the fire lane.

Respectfully submitted by:



Lisa Cleter, Secretary