
Minutes of the Board of Directors Special Meeting Fiesta HOA

Date: August 12, 2008

Time: 7:30 PM

Place: Fiesta Pool

Board Members Present: Lori Press-Vidal; Wendy Roth; Eric Sanzare; Pat Cullins

Board Members Absent: Florence Roche

Owners: Two (2) see sign in sheet a MLM's Office

President, Lori Press-Vidal called meeting to order at 7:40 PM. President asked for roll call and a Board quorum was established.

President asked for a motion to wave the reading of the Minutes from the July 12, 2008 Board Meeting, motion was made by Eric Sanzare, seconded by Wendy Roth, unanimous vote by Board present.

President stated that the purpose of this special meeting was to discuss and vote on the insurance policy for the 2008-2009 year. President turned floor over to Alan Markels with USI Insurance who is our agent. Mr. Markels explained all areas of insurance to the Board and owners present. He also stated that he shopped the rates and found that American Coastal Insurance gave the Association a savings of \$47,000 in premiums from last year. American Coastal is an omitted company, which means if they go belly up we can still go to the FIGS to get the money if we have a loss during a storm or any other claims. We have a 5% hurricane deductible on our policy per building. He also stated that our Directors and Officers liability insurance deductible increased drastically because of the lawsuits that that Association had to deal with over the last few years. The deductibles went from \$1,000 per claim to \$15,000 per claim.

President asked if anyone had questions for Mr. Markels – there were none. President asked if the Board has any discussions on the insurance and the new premiums, there were none. Motion was made by Lori Press-Vidal to accept the new premiums with American Coastal in the amount of \$214,000, seconded by Eric Sanzare, unanimous vote by Board present.

Lori shared with Mr. Markels that we were waiting for documents from Moody Accounting (2008 Budget, Balance Sheet, Income statement and an Aged Delinquency Report) and the insurance renewal forms USI Insurance to be sent to Banco Popular so we could get the approval for the line of credit. Lori said she would be responsible for making sure all documents were in order. We had to rush this, since there was the threat of Hurricane Fay and the insurance premium needed to be made before 3:00 PM on Friday. President thanked Mr. Markels for attending the meeting.

A problem with the sprinkler system at 3321 Cabaret Lane was addressed, homeowner was upset that since her sprinkler was not working, her entire front yard was dead. She made many calls to Benchmark and had not received any resolve. MLM stated he would pick up a few pieces of replacement sod. Motion was made by Wendy Roth for MLM to get the sod, seconded by Pat Cullins, unanimous vote by Board present.

President stated that we have several quotes for the repairs of the front entrance lighting and to install new electrical boxes, lights, photocells and replace all quartz lights with florescent fixtures for more energy efficient. After reviewing the bids, motion was made by Eric Sanzare to have Diamond Electric do the work for \$715.00 seconded by Wendy Roth, unanimous vote by Board present.

President asked for an update of the Pool Gate Quotes, MLM stated he has a quote from Gate Works, discussion followed and Pat Cullins will get additional bids. Motion was made by Pat Cullins to table further discussion until additional bids are brought to the Board, seconded by Wendy Roth, unanimous vote by Board present.

Eric Sanzare stated that on his last walk of the property with Alex from JLS, Alex repaired the zone valve front entrance at no charge to the Association.

President asked MLM for the status on the lights from FP&L. MLM stated he has not heard from Eric Incian from FP&L and that he was going to continue to call him. Lori suggested that MLM should call into FP&L and speak with Incain's supervisor. Advising him that this has taken months and months, in addition since we have been calling FP&L more lights on the property are out. This is not acceptable. MLM will drive thru the property after meeting to check lights and get numbers from the light poles.

President stated we need to get the coconuts trimmed from the palm trees ASAP, the City of Margate had given us 10 days before they would fine complex. We had several bids for this removal. Motion was made by Lori Press-Vidal to go with JLS for the removal of the coconuts, seconded by Eric Sanzare, unanimous vote by Board present.

Homeowner of Unit 251 asked if the Board would wave late fee. Homeowner had proof from their bank that their monthly maintenance fee check was cancelled by their bank on the 9th of the month. They also had a letter from the bank. After Board discussion, motion was made by President to waive her late fee, seconded by Wendy Roth, unanimous vote by Board.

Board was getting ready to adjourn the meeting when a women entered the pool area. She was totally intoxicated, yelling and cursing at the board. Board Member Pat Cullins asked her to leave that she was disrupting the Board Meeting, she said she was a renter and had every right to be present and wanted to be apart of the meeting. She began yelling and cursing again. It was determined at the time of the meeting the renter was living in Unit 245. President said she would personally reach out to the owner in the morning. MLM also sent a letter to the homeowner so they had a letter for their records.

Lori Press-Vidal made a motion to adjourn the meeting at 8:51 PM, seconded by Wendy Roth, unanimous vote by the Board present.

Respectfully submitted,
MLM Property Management Corp.
For Secretary Fiesta HOA