

**Minutes of the Board of Directors Meeting  
Fiesta HOA**

Date: Tuesday April 5, 2011

Time: 7:30 pm

Place: Association pool area

Board Members Present: Florence Roche, Eva Cudak, Lisa Cleter, Lori Press-Vidal, Claude Clark, Jeff Schwartz

Board Members Absent: Eric Sanzare

Owners: 13 see main sign in sheet attached to MLM copy

Others: MLM Property Management

President Lori Press-Vidal called meeting to order at 7:35 pm roll call was taken and a Board quorum was established. Motion was made Lisa Cleter to waive reading of the last board meeting minutes and approved as typed, seconded Eva Cudak, unanimous vote by Board present.

President stated the reason for this meeting is to approve the colors for the Association and to set up a start date and the procedures for the painting project.

President stated that the colors for the buildings and units would be the original Pulte colors as originally painted. The painting contractor found the original colors we are upgrading the paint to semi gloss for doors and shutters and trim and satin finish for the stucco instead of a flat paint.

President stated that the tentative start date is April 11, 2011 and will be starting on Pageant Place moving to Parade then to Gala and onto Confetti and so on, Notices will be place on all residents' doors giving the start date of the painting. President stated that the times and dates are subject to change without notice and weather permitting.

President stated that the painting would take three phases' pressure cleaning, sealing and patching and final painting. All back patios will be painted.

Homeowners Barry Bell and Gary Steinberg asked who would be taking care of the rotten wood and any door replacement. MLM stated that the doors will be looked at by painters if they need replacing the unit owner will be sent a letter that they will need to replace their door, The same two homeowners stated that the wood rot is the associations responsibility as well as stucco repair as per the homeowners documents.

MLM stated to Mr. Steinberg and Mr. Bell, again the homeowners were misinformed by the previous boards, all exterior maintenance including stucco, windows, doors, and wood repairs is the homeowners responsibility, both homeowners argued with MLM. MLM stated to Mr. Bell he would mail him the portion of the homeowner's documents showing that it is the homeowner's responsibility. MLM stated to all homeowners present, that contact the Board or Management Company regarding your unit so you get the proper information.

President stated that the Association will be taking care of all wood rot and stucco repairs on the units and building this one time only, after that, it will be the unit owner's responsibility. The reason is to help all homeowners in this troubled economy. After discussion, motion was made Lisa Cleter to repair all rotten wood and damaged stucco on buildings this time only, seconded Eva Cudak, unanimous vote by Board.

Homeowner asked about the parking situations, President stated what your solution is; Homeowner suggested selling guest spaces to owners or residents for their second or third car it will generate revenue for association. President stated we would look into the legals of this.

President asked if there were any other questions or concerns, there were none. Motion was made Eva Cudak to adjourn at 8:18 pm seconded Lisa Cleter, unanimous vote by Board present.

Respectfully submitted,

MLM Property Management  
For Secretary Fiesta HOA