

Approved 1-7-2009

Minutes POA BOD meeting 12-5-2008

Meeting convened at 9:00 AM by President Lovelette

Roll Call taken by Young... Young, Lovelette, Oser, Browne and Shilling all members present quorum established.

Secretary R Young presented the minutes from the November 22, 2008 BOD meeting... Motion to accept as presented by Oser 2nd by Browne. Five in favor none opposed... motion carried.

Old Business:

1. Oser collected \$650 since last meeting-problem-not enough \$\$\$ to pay the bills due in December. Various possibilities to save including but not limited to: layoff all employees, close all bath houses (except laundries), turn off pool heater, and stop using the Lakeview Clubhouse. Oser read the letter from Highvest to the CF BOD dated November 20, 2008. Oser has tried to contact Crozier by giving his cell number to Lovelette to pass along and even went to his home on Shoreline Drive about 10 PM; there has been no attempt by Crozier to reply to Oser. The Cash Shortfall needs to be addressed!!!

A possible short term solution (so that Oser/group could see Crozier about Highvest paying owed \$\$\$) would be if 24 members would prepay \$500 toward their 2009 quarterly assessment. Oser ask for a show of hands to see if this was a viable short term solution, more than enough members raised committed to the prepayment. Now Oser has about 30 days to attempt the collection.

A lot of discussion occurred here some of which follows: Al Harr borrow from road reserve. Bob Anderson do not borrow from road reserve and stated that he would pay in Dec.

Motion by Oser any member over 90 days past due place liens on property.

Discussion: Shilling bring all interest due up to date and insure that it is included with lien. S. Bowers explained the law on the lien order of payment...CF POA would probably be last in line.

Oser restated his motion to include Shillings comments: "Place liens on all properties over 90 days past due after updating for interest accrued and to insure that when the owed money is paid that all interest due be also paid." 2nd by Young...all 5 BOD members approved...None opposed...motion carried.

2. By-Law Proposals: all proposals read by Lovelette, after all families attending received a copy. Lovelette also informed the members that these were sent to our attorney Mr. Jackson for his advice. Motion by Brown to accept as written...2nd by Shilling

A lot of discussion occurred here some of which follows: Sandy Church, should the 90 days be changed to 10 days? Oser tried to maintain everything within Fl Statute 720.305 3. Will make changes as per Mr. Jackson's advice. Bob

Anderson, ref 4.19 strike the balance of the sentence which reads in part, "Only one member from the same household may serve as a Director. Strike "unless the member owns two or more lots." Lorraine Young..what is fee for placing liens? John \$10..does bankruptcies wipe out lien. John yes. Why place? Tom (last name unknown) will laundries close if bath houses do? No, they are self sufficient. Sandy Bowers barter a whole lot for quarterly amount due. Oser restated the motion, "to include changes made here and those suggested by Mr. Jackson." Oser to rewrite the four (4) proposed changes. 2nd by Shilling. Lovelette called the question...five in favor none opposed Motion carried.

New Business:

1. ARC committee: Why is Lovelette, VP Highvest, asking to sign all construction requests and taking jabs at the Chairman? Lovelette sent me the question & not Young. Lovelette, Young won't bring me anything to sign, ask him. Young, Lovelette hasn't done any enforcement that can be determined. So I just think that he doesn't need to try and enforce this "one" item.

Oser motion to, "Members to bring problems to BOD for enforcement and not try to enforce broken By-Laws and etc." 2nd by Shilling. Much, way too much discussion followed not all of which is typed: Al Harr. Highvest not a Developer & not registered with the state. Just to long for me to spend my time deciphering...All in favor 5..none opposed. Motion carried.

2. Activities Committee request authority to spend \$1400 for awning to be used at the food dispensing window for pool side grilling. Discussing again too much to type but Joanne wants to keep money in account until Jan because she says she needs it for Christmas dinner party.

Motion by Shilling to wait until January for awning. 2nd by Oser.

Discussion...Donna Oser..Where is the \$\$\$ from al the extra activities now? Al Harr..approximately \$2000 generated this year at pool side grilling, why is this being used somewhere else? Dave Armstrong..where has the \$1400 gone? It was here at last meeting.

Shilling amends her motion to read, "Purchase an awning for poolside grilling use as soon as the Activities Committee recommends." 2nd by Oser. All five members voted to approve...none opposed. Motion carried.

Oser read letter from Al Harr:(attached) BOD failed to comment on all items except: No petty cash for anything except petty cash and only BOD member (2) can sign checks. This committee still has no direction from the BOD!

Oser read Al Harr's resignation from the Activities Committee. Oser stated that he should continue. Lovelette thank Al for his effort.

Lovelette recommended jumping to E. Members Requests

1. Install Handicapped Grab bars in restroom showers. One in men's and ladies showers in each facility.

2. Control dust on access road to storage area. Dirt road off of Shoreline Drive. Get estimate to blacktop from Shoreline to the dumpsters. Motion by Browne 2nd by Oser. Discussion: Lovelette says to use millings. good idea. Motion called five in favor none opposed. Motion carried.

3. Gate Proposal: Much discussion no resolution.

Common Ground Violation:

Much discussion about this topic...nothing resolved. ARC wants direction from the BOD. If, nothing is done, as some members want, then we will probably have a park barren of natural growth. Members ONLY have the right to use common ground, not clear it because it is behind their property. Clearing is much more prevalent that what some members believe. No direction on this given to the ARC by the board.

Oser made motion, "Move item D, Maintenance Personnel Schedules/Duties to the next BOD meeting." All BOD members approved..none opposed...Motion carried.

Motion to adjourn by Shilling at 11:30 AM...2nd by Browne. Motion carried 5 in favor none opposed.

Adjourned at 11:30 AM