

**GEORGETOWN BOARD OF GOVERNORS
REGULAR MEETING
MINUTES
TUESDAY, FEBRUARY 22, 2011
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the meeting to order at 4:30pm. Present in addition to Mr. Friedman was Christiana Shantz and Mike Newman.

Absent: None

Management: Lou Brawer

Also in attendance were Nina Potter from Potter Lawn and Landscape and Pat McCabe from UPC Pest Control.

PRESIDENT'S REMARKS

Mr. Friedman opened the meeting by thanking everyone for attending.

LEAF PROBLEM

Mr. Friedman opened the floor to a discussion concerning the problem with leaf clean up within the community. Mr. Ted Scatcherd gave the Board a little history of the problem and what has been done in the past. Mrs. Shirley Scatcherd also added her comments and presented Mr. Brawer with a unit that she felt could be used to replace the vacuum that cannot be repaired.

Mr. Brawer reported that he is looking at another piece of equipment and has already talked with the Master Association Board about funds to purchase another type of vacuum unit. Replacing the broken machine with a new one does not make financial sense.

The Board discussed with Ms. Potter what they can do to help the community.

The Board requested the following proposals:

- 1.) Cost of additional pick ups by Potter Lawn and Landscape
- 2.) Cost of additional clean ups by the Master Association staff and the feasibility of this being done with the current staff.
- 3.) Mr. Brawer will investigate equipment that can be purchased both by the Master Association and or Georgetown.

LANDSCAPE REPORT

Nina Potter gave the Board an update on the condition of the landscaping. She stressed that this is not the growing season. The following items were included in her comments:

- 1.) While the sod in general has improved there are still areas that need to be replaced and a proposal will be forthcoming.
- 2.) Plants in the front need to be replaced and again a proposal for this was requested and will be supplied.
- 3.) Sod is needed to close in tree wells as was done successfully outside the community along Coral Ridge Drive.

Once these proposals are received they will be forwarded to Board members for review.

PEST CONTROL AND FERTILIZATION

Mr. Pat McCabe reported that between 85% and 90% of the weeds have been killed off and that the turf is doing much better. He feels that by the end of the summer that the remaining turf will see improvement.

Mr. McCabe will provide Mr. Brawer with a house by house report on conditions.

The Board will evaluate the progress at the end of the summer and decide on a future course of action.

APPROVAL OF THE MINUTES

A **MOTION** was made by Ms. Shantz and seconded by Mr. Newman to approve the minutes from the Regular Meeting held on November 17, 2010. **MOTION PASSED 3 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer reviewed the collection items which included the unit that is currently owned by bank. The Board then reviewed the other homeowners that are in collections.

The community is currently \$7980.80 under budget through the end of February. No accounts are of concern especially since it is so early in the fiscal year.

The Reserves currently stand at \$44,400.

PROPERTY MANAGER'S REPORT

Mr. Brawer reported that everything was running smoothly within Georgetown. In his report he touched on:

Comments that are being made by residents to the staff concerning while they are out cleaning up leafs. It was suggested that a letter go out to the entire community and Ms. Shantz will work on this with Mr. Brawer.

Mr. Brawer reported that solar reflectors are being tested at speed humps around the community. A question was raised about using solar lighting on the front entrance signs. It was felt that the amount of electricity little so therefore the payback would be great. The idea was tabled at this time.

The Master Association has contracted with Reserve Advisors to complete a reserve study for the Master Association. Neighborhood Associations were offered a discounted price if they wanted a similar study done at the same time. The cost for Georgetown would be \$900 and would include all aspects of the pool, roads, and irrigation system.

A MOTION was made by Ms. Shantz and seconded by Mr. Newman to approve the spending of \$900 for a reserve study to be performed by Reserve Advisors. **MOTION PASSED 3 YES and 0 NO.**

NEW BUSINESS

Mr. Friedman opened the floor for any new business.

A question was raised about the height that Potter is cutting the grass. It was decided that the grass should be higher and Mr. Brawer will inform Nina Potter of this request.

ADJOURNMENT

The meeting was adjourned at 6:00pm.

Respectfully submitted,

Louis Brawer
Association Manager