

**GEORGETOWN BOARD OF GOVERNORS  
REGULAR MEETING  
MINUTES  
WEDNESDAY, MAY 9, 2006  
TPC CONFERENCE ROOM**

President Marty Friedman called the meeting to order at 4:00pm. Present in addition to Mr. Friedman were Mike Newman and Christiana Shantz.

Absent: None

Management: Lou Brawer

**PRESIDENT'S REMARKS**

Mr. Friedman opened the meeting by thanking everyone for attending. He touched on the following:

- 1.) That roof installations are starting to move forward.
- 2.) That Eagle Trace is ready for this hurricane season.
- 3.) That things are running smoothly both within Georgetown and within Eagle Trace.
- 4.) Finally, Mr. Friedman reported that he was elected President of the Master Association.

**APPROVAL OF THE MINUTES**

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to approve the Minutes of December 14, 2005. **MOTION PASSED 3 YES and 0 NO.**

**FINANCIAL REPORT**

Mr. Brawer made the following Financial Report for the period ending April 30, 2006:

TOTAL INCOME	\$97,241.90
TOTAL EXPENSES	\$87,321.56
UNDER BUDGET	\$9,920.34

LINE ITEMS THAT ARE OVER BUDGET:  
LAWN SERVICE      MAY PAYMENT MADE IN APRIL  
OFFICE              INCLUDES CORPORATION ANNUAL REPORT

LANDSCAPING	INCLUDES TREE REMOVAL AT POOL MULCH PLANTS ALONG OUTSIDE WALL SOD REPLACEMENT
IRRIGATION POOL	REPLACEMENT OF OVERFLOW VALVE AT PUMP INCLUDES TILE REPAIR LIGHT REPLACEMENT BUILDING PAINTING

There is a total of \$25 in outstanding income. These are three late fees that were not paid.

### **MANAGER'S REPORT**

Mr. Brawer presented his report verbally. The areas he covered included:

- 1.) The irrigation system continues to run well.
- 2.) Property inspections have continued and letters have been sent to residents.
- 3.) No major problems were reported at the pool area.  
He reported that the wire mesh that was installed around the pool seems to be working. He will continue to monitor.

Mr. New man reported that there were some dry spots that he felt needs to be checked. Mr. Brawer will take care of this.

There was a discussion of weed control and Mr. Miele said that he sprays for weeds at least 4 times a year. He will instruct his staff to check again.

Mr. Brawer reported on the Association's hurricane preparation plans. Everything seems to be in place and ready to go. Items that have been accomplished:

Generators have been purchased for each gatehouse.

A storage trailer has been purchased to store all hurricane materials

The Master Association has approved spending \$30,000 on the above two items plus:

- Additional two way radios
- Traffic control equipment
- Fuel storage equipment
- Beverages for staff
- Tee shirts and signs

### **NEW BUSINESS**

Mr. Friedman introduced Frank Miele of Miele Brothers Landscaping to talk about the landscaping at the pool area. Mr. Miele presented several different options. After some discussion it was decided that the sod would be repaired/replaced

and that the issue of doing additional work would be put off until after hurricane season.

Board members addressed some other landscaping issues with Mr. Miele. It was decided to adjourn the meeting and that Mr. Newman and Ms. Shantz would tour the property with Mr. Miele.

The Master Association is looking into repairs to the Tennis Center which was badly damaged during Hurricane Wilma.

## **ADJOURNMENT**

The meeting was adjourned at 5:00pm.

Respectfully submitted,

Louis Brawer  
Property Manager