

**GEORGETOWN BOARD OF GOVERNORS
REGULAR MEETING
MINUTES
WEDNESDAY, JULY 14, 2009
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the meeting to order at 5:30pm. 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. Georgetown seems to be weathering the economic storm better than most communities but is seeing more collection issues than in the past. He went on to warn everyone that we must continue to keep on top of collections and spending.

APPROVAL OF THE MINUTES

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to approve the Minutes of the April 1, 2009 Regular Board Meeting. **MOTION PASSED 3 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer reviewed the financial condition of the community through today. Currently the community is \$4183.49 over budget for the year through June 30, 2009. The following categories are over budget:

Pest Control – This includes the additional pest and fertilization services that were approved by the Board but not included when the 2009 budget was approved.

Insurance – This includes the bills for the entire year even though the money is budgeted to be paid out monthly. This account should balance out at the end of the year.

Legal – This includes invoices for two collection matters.

Pool Area Maintenance – This includes the spending of \$2581.10 for the new fence sections that were approved earlier this year. Any over budget can be transferred from Reserves at the end of the year.

Reserve Transfer – Includes \$1000 that should have been transferred in 2008.

Electricity – This account should balance out during the summer months since lighting and irrigation is used much less.

Currently the Reserve Account stands at \$62,819.59.

Mr. Brawer then reviewed the unit owners that have collection balances at the end of the 2nd quarter. All residents have paid their second quarter assessments and there are only a handful of small balances showing on the collection report.

There is one resident that still owes the Association for damages done to another resident's coach light. Mr. Brawer was instructed to send this resident one more demand letter and if the bill is not paid to turn the matter over to our attorney for legal actions.

Currently there are two residents that are in bank foreclosure. Since these residents are current on their assessments there is nothing that the Association needs to do other than monitor the situations.

MANAGER'S REPORT

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

- 1.) Mr. Brawer started off his report by talking about the pool area. The pool has again had problems with bugs and the following actions were taken:
 - a. The two large flood lights were turned off.
 - b. All the pole lights surrounding the pool had the bulbs changed from white to yellow bulbs.
 - c. Broward Pools supplied the community with a portable vacuum cleaner and Mr. Brawer has instructed the weekend maintenance staff to clean the pool on Saturday and Sunday mornings.
- 2.) Mr. Brawer brought the Board up to date on the transponder program. It seems that residents are responding slowly but he feels that the old clickers will still be able to be turned off on September 1st.
- 3.) Finally Mr. Brawer talked about the ongoing problem with speeding within the community. Mr. Friedman added that he has requested a meeting with Representative Ari Porth and city officials. It is hoped that this meeting will take place in the near future.

NEW BUSINESS

Mr. Brawer presented the Board with a proposal from SafeHouse Systems for video cameras and recorder at the pool area. The total cost of the proposal was \$4,242.11. After some discussion it was decided to table this purchase at this time due to the current economic situation and the fact that there have not been any problems at the pool recently. Mr. Brawer will bring this matter up again toward the end of the year.

Mr. Brawer presented the latest inspection report. The Board was very concerned with several residents and the condition of their homes. Board

members asked that everyone review the letters that are sent to hopefully make them more forceful. Mr. Brawer reminded the Board that they will be able to have transponders shut off for residents that ignore their property.

All residents present felt that the interior of the community is looking much better and that the weeds are getting under control. Mr. Brawer feel that once the growing season starts that everything will look even better.

ADJOURNMENT

The meeting was adjourned at 6:35pm.

Respectfully submitted,

Louis Brawer
Association Manager