

**GEORGETOWN BOARD OF GOVERNORS
REGULAR MEETING
MINUTES
WEDNESDAY, SEPTEMBER 13, 2006
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the meeting to order at 7:15pm. 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 Also welcomed everyone to the new Eagle Trace Administration Offices. He pointed out that this is the first meeting to be held here and hopes that other Neighborhood Associations in addition to Georgetown will start using it for their meetings. Mr. Friedman also touched on the following:

- 1.) That roof installations are moving forward.
- 2.) That Eagle Trace is ready for the height of this hurricane season.
- 3.) That operations are running smoothly both within Georgetown and within Eagle Trace.

APPROVAL OF THE MINUTES

A **MOTION** was made by Ms. Shantz and seconded by Mr. Newman to approve the Minutes of May 9, 2006. **MOTION PASSED 3 YES and 0 NO.**

FINANCIAL REPORT

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

UNDER BUDGET \$2,843

LINE ITEMS THAT ARE OVER BUDGET:

LANDSCAPING INCLUDES
TREE REMOVAL AT POOL
MULCH
PLANTS ALONG OUTSIDE WALL

SOD REPLACEMENT
ELECTRIC DUE TO RATE INCREASES

Everyone is current and the only collection issues are two outstanding late fees.

The Reserves stand at \$55,594 with an additional \$1,315 that needs to be transferred from Operating.

MANAGER'S REPORT

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

- 1.) The front entrance wall has been repaired.
- 2.) The bird houses on the cul-de-sacs have been removed.
- 3.) The irrigation clock was hit by lightening and needed to be repaired. The cost was \$298.
- 4.) Pool area:
 - a. Back gate was repaired
 - b. No problems with ducks this summer
 - c. No vandalism
 - d. There will be a need to replace the umbrellas due to normal wear and tear. It is recommended that this wait till after hurricane season.
- 5.) It is hoped that the outside wall will be painted shortly.
- 6.) A new Administrative Assistant will be starting in mid October.
- 7.) The wall along the Sawgrass Expressway has been started.
- 8.) The Master Association has started work on its budget and one it is completed and approved the Georgetown budget will be worked on.
- 9.) Insurance for 2006 – 2007 stayed the same as 2005-2006.
- 10.) It is suggested that we look into the replacement of the coach lights in 2007.

Finally Mr. Brawer reported that he is not happy with the work being performed by our landscaper. The following are concerns that he raised:

- Quality of the work
- Lack of communications
- Weeds out of control

He asked permission to start looking for a new contractor to start in January 2007. The Board agreed and instructed him to move forward.

NEW BUSINESS

It was brought to the Board's attention that we have areas around the community where the street gutters do not drain well. Mr. Brawer pointed out that this is a problem not only within Georgetown but through out Eagle Trace. The problem is caused by tree roots. Repairs are very costly and if you do one you will have to do all of them.

Mr. Bailey also reported that people are still driving the wrong way on NW 20th Court.

ADJOURNMENT

The meeting was adjourned at 7:45pm.

Respectfully submitted,

Louis Brawer
Property Manager