

**GEORGETOWN BOARD OF DIRECTORS
ANNUAL & REGULAR MEETING
MINUTES
WEDNESDAY, SEPTEMBER 22, 2010
EAGLE TRACE ADMINISTRATION OFFICE**

President Marty Friedman called the Annual meeting to order at 7:00pm. Present in addition to Mr. Friedman were Mike Newman and Christina Shantz.

Absent: None

Management: Lou Brawer

ESTABLISHING QUORIUM

Mr. Friedman thanked everyone for attending and asked Mr. Brawer if a quorum was present either by proxy or in attendance. Mr. Brawer reported that only 13 people were present either in person or by proxy and that 20 are needed in order to hold the Annual Meeting and election.

Since the Annual Meeting could not be held the Board immediately went into a Regular Meeting.

PRESIDENT'S REMARKS

Mr. Friedman reminded everyone of the Georgetown breakfast that will be held this Sunday. He also reported that the Master Association is working on their 2011 budget and currently it appears that there will only be a slight increase.

ELECTION OF OFFICERS

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz that the current officer positions be maintained till the next Annual Meeting. **MOTION PASSED 3 YES AND 0 NO.**

APPROVAL OF THE MINUTES

A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to approve the Minutes of the June 14, 2010 Regular Board Meeting. **MOTION PASSED 3 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer reviewed the financial condition of the community through August 31, 2010. Currently the community is \$317.11 over budget for the year to date. The

Board was reminded that this includes the landscaping of the entrance that was not taken from Reserves. At the end of the year a transfer will be made if necessary. The other accounts that are over budget include:

Accounting Fees which will be fine by year's end

Insurance which will also balance out by year's end

Pool Maintenance which is over budget as a result of a pump that needed to be replaced

The Reserves currently stand at \$40,606.21.

Collections were reviewed and Mr. Braver said that he is working closely with the two bank owned units to try to collect all that is owed. All other residents are current with their assessments.

MANAGER'S REPORT

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

- 1.) A proposal from Potter was reviewed concerning sod replacement. Mr. Newman was concerned that sod should not be installed until the current fungus problem was resolved before new sod is installed. The proposal was tabled at this time.
- 2.) The front entry way was discussed. Ms. Shantz presented a proposal for \$11,912.80 to replace the stamped concrete with pavers. It was decided that this was too expensive and Mr. Braver was instructed to look at sandblasting and staining the stamped concrete and report back to the Board.
- 3.) Mr. Braver informed the Board that it was suggested that a new driveway color be established. Ms. Shantz showed some samples. Ms. Shantz was asked to come up with a new color along with other community members. It was suggested that the painting of the entry way be done in the new color once it is decided.

OLD AND NEW BUSINESS

Ms. Shantz thanked Mr. Braver for replacing the faded "Do Not Enter" sign on NW 20th Court.

Mr. Newman asked that UPC Pest Control inspect and treat his lawn.

Mr. Morrow again asked that UPC Pest Control place more warning signs when they spray.

Mr. Braver was asked to paint fire hydrants within Georgetown and to contact Coral Springs Fire Department to replace the blue street markers.

Mr. Friedman asked that the Board look into painting the mailboxes sometime in 2011.

It was suggested that those residents without house numbers on their homes be required to install them. Mr. Brawer will write letters to those needing the numbers.

There was a discussion on the replacement of trees damaged during Hurricane Wilma. The Board will act on this once the city decides what it is going to do concerning tree replacement.

Mrs. Kalish informed Mr. Brawer that the Web Guest program was not working. Mr. Brawer will take care of this and call Mrs. Kalish when it is working correctly.

ADJOURNMENT

The meeting was adjourned at 8:00pm.

Respectfully submitted,

Louis Brawer
Association Manager