

THE PASEOS PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

Monday – August 21, 2006 -- 6:30 P.M.

Location: Paseos' Clubhouse

A meeting of the Board of Directors of **THE PASEOS PROPERTY OWNERS ASSOCIATION, INC.** was held in the Paseos Clubhouse, 1550 South Pennock Lane, Jupiter, Florida at 6:30 p.m. on Monday, August 21, 2006.

The following were present:

Absent Alan Franciosi, President
 Brandon Selle, Vice President
 Marion E. Keough, Secretary
 Joel Rosenblatt, Treasurer
 Greg Aucamp, Director
 Diane Lea Phillips, LCAM, CPM Bristol Management
 Liz Diaz, Bristol Management

Alan Franciosi, by virtue of his office, called the meeting to order at 6:46 p.m. and noted a notice of the meeting was duly given and a quorum was available.

MINUTES

A motion was made, seconded and unanimously approved to accept the July 17, 2006, Board of Director's minutes.

FINANCIAL REPORT

1. The July 2006 financials were reviewed.
2. There was a discussion about the possibility of a special assessment. No motion was made.
3. A motion was made for a financial audit to be conducted from inception through June 28, 2006, seconded and unanimously approved.

MANAGER'S REPORT

1. Diane Phillips updated everyone with a copy of all work orders, violation reports and architectural review reports from July 13th through August 16, 2006.

OLD BUSINESS

1. **Employee Expense Worksheet** – The worksheet was reviewed and a discussion was held to have Bristol Management hire an onsite maintenance/janitorial employee. A motion was made to have Bristol hire an onsite employee for 20 hours per week, seconded and unanimously approved. A job description is to be created and reviewed by the Board.
2. **Clubhouse Usage** – A motion was made to change the rental fee for any private event 1 - 4 hours from \$150 to \$100, 5 – 8 hours from \$250 to \$150 and the damage deposit amount required from \$200 to \$350. The current clubhouse agreement is to be amended to reflect the rental and damage deposit changes.

A committee is to be created and appointed by the Board of Directors. The committee's responsibility is to make its recommendations to the Board for the usage, policies and rental agreement.

3. **Fines for Violations** – The Board reviewed the current violation letters and discussed the current fining policy. A motion was made, seconded and unanimously approved to fine \$100 per day up to a \$1000 per violation.
4. **Rules and Regulations** –
 - **Trucks** – This item was discussed and to be presented at the next meeting with a clause permitting law enforcement patrol vehicles only.
 - **Gutters** – A motion was made to create a variance for certain types of home elevations, seconded and unanimously passed.
5. **Hurricane Work Authorization** – This was discussed and was decided by the board that they would have the new onsite employee handle the arrangements after any hurricanes.
6. **Adelphia System Update** – Alan Franciosi is currently working with a representative to renegotiate the existing contract.
7. **Finance Committee** – There was no discussion on this topic.

NEW BUSINESS

1. **Engineer** – The Board agreed to have Bristol Management obtain bids for an engineering survey to be completed.
2. **Signs** – A motion was made to have Bristol order three (3) metal signs for Board of Directors' meeting notice, seconded and unanimously approved.
3. **Holiday Lighting** – The Board agreed to not entertain this bid at this time.

4. **Architectural Review Committee:** Appointment of Tom Pavlock – A motion was made, seconded and unanimously approved.

The next meeting will be held on September 18th at 6:30 p.m. at the Paseos Clubhouse. There being no further business a motion was made, seconded and unanimously approved to adjourn the meeting at 8:35 p.m.

Respectively Submitted,

Diane Lea Phillips, LCAM, CPM
For and on behalf of the
The Paseos Property Owners Association, Inc.