

THE PASEOS PROPERTY OWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Monday – January 22, 2007 -- 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, January 22, 2007.

The following were present:

Alan Franciosi, President
Brandon Selle, Vice President
Marian E. Keough, Secretary
Joel Rosenblatt, Treasurer
Greg Aucamp, Director
Liz Diaz, LCAM Bristol Management

There were sixteen (16) homeowners present.

Alan Franciosi, by virtue of his office, called the meeting to order at 7:10 p.m. and noted that 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 December 18, 2006 Board of Directors' minutes.

FINANCIAL REPORT

1. The December 2006 financials were reviewed and accepted as stated.
2. The draft turnover audit was not deemed acceptable. The Board has requested that Liz inform the CPA firm that the report is not sufficiently detailed and will not be accepted as presented.

MANAGER'S REPORT

1. Liz Diaz updated everyone with copies of all work orders, violations report and architectural report from December 16, 2006 through January 19, 2007. She also informed the Board with all the action items that had been accomplished.
2. Liz requested to purchase 3 additional doggie stations. A motion was made, seconded and unanimously approved.

OLD BUSINESS

1. **AT Designs - Engineer Meeting:** Brandon Selle updated the Board regarding the meeting that was held with AT Designs, Brandon Selle, Joel Rosenblatt and Liz Diaz on January 19, 2007. The purpose of the meeting was to discuss the scope of work. AT Designs had suggested that a questionnaire could be sent to all homeowners to survey the community of any major common deficiency throughout the community. The Board has requested that AT Designs provide the questionnaire, which will be sent to Gary Fields for a legal opinion.
2. **Clubhouse Rules & Regulations:** The rules and regulations were reviewed and changes were noted. A motion was made, seconded and unanimously approved with the changes noted.
3. **Entrance Lights:** This item on the agenda has been postponed until the landscape meeting.

NEW BUSINESS

1. **Committee Requirements:** This item was briefly discussed and has been postponed until further review of the Florida State Statutes.
2. **Annual Meeting:** Joel had brought up the discussion of the date for the 2007 Annual Meeting. His recommendation is to have it in May. The Board decided to discuss this item at the next Board of Directors meeting.

The next meeting will be held on February 26th 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 8:45 p.m.

Respectfully submitted,

Liz Diaz, LCAM

For and on behalf of The Paseos Property Owners Association, Inc.