

THE PASEOS PROPERTY OWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Monday – March 19, 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, March 16, 2007.

The following were present:

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

There were seven (7) homeowners present.

Brandon Selle, by virtue of his office, called the meeting to order at 7:00 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 February 26, 2007 Board of Directors' minutes as presented.

FINANCIAL REPORT

The February 2007 financials were reviewed and accepted as stated.

Perfect Pavers Invoice – A motion was made to pay the invoice and to keep the back history record to resubmit for reimbursement by the developer, seconded and unanimously approved.

MANAGER'S REPORT

Liz Diaz updated everyone with copies of all work orders, violations report and architectural report from February 24, 2007 through March 16, 2007. She also informed the Board with all the action items that had been accomplished and the items that are in progress.

COMMITTEE REPORTS/UPDATES

Brandon updated the Board that the Activities Committee will be having a meeting to discuss an Egg Hunt and a Summer BBQ.

OLD BUSINESS

Annual/Election Meeting: Gary Fields, the association's attorney presented the Board with his legal interpretation via email. It stated that the Board may elect to choose any date of their preference for the annual and election meeting. The consensus of the Board is to set a date in the

fall in order to assist in obtaining a quorum. This item will be on the agenda to be discussed again at the April meeting.

Landscape Enhancement: Liz reported that she has met with two (2) out of three (3) landscaping companies that have been requested to resubmit new drawings and proposals. The proposals will be provided by the next Board meeting.

Cigar Smoking Issue: The Board discussed the legal opinion of Gary Fields in regards to this matter and permitted Mr. Thomas to speak. Discussion was held again. A motion was made to elect option four (4) from Mr. Field's letter to the Board, which is to not deem this circumstance a nuisance to the community, but a dispute between two (2) neighbors and that the Board will make a written attempt to council both neighbors amicably , seconded and passed three (3) to one (1).

NEW BUSINESS

Violations/Covenants Committee: Discussion was held after a legal opinion from Gary Fields to amend the violation procedure. A motion was made to change the procedure concerning violation notices. The new procedure will be carried out in the following method: a first notice allowing the homeowner thirty (30) days to correct the violation, second notice will permit another fifteen (15) days to correct the violation and if it is not corrected within the time frame then it will be on the Covenants Committee agenda. The Covenants Committee will hold the meeting on the date stated in the second notice for discussion and to make a formal recommendation to the Board of Directors. A final notice will be sent to the homeowner after the Board has made a final decision on the violation. The motion was seconded and unanimously approved.

Communications: Efforts will be made to improve the communication within the community by sending out quarterly newsletters, encouraging homeowners to attend the monthly meetings and to educate the homeowners to utilize the website a form of communication.

Homeowner Update Mailing: The Board has requested that Liz send out an update form with the 3rd quarterly statements.

OPEN DISCUSSION

Management Meeting with Bristol: A motion was made to request a meeting with Bristol Management, seconded and unanimously approved.

The next meeting will be held on April 16, 2007 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 8:10 p.m.

Respectfully submitted,
Liz Diaz, LCAM

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