

**TOWN OAKS HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors**  
**Minutes of Meeting**

**Held 1089 Raintree Dr.**  
**Thursday, February 19, 2009 at 6:30 P.M.**

A meeting of the Board of Directors of the **TOWN OAKS HOMEOWNERS ASSOCIATION, INC.** was held at 1089 Raintree Drive, Palm Beach Gardens, Florida at 6:30 p.m. on Thursday, February 19, 2009.

The following were present:

Tammy Nordine, President  
Wes Crowder, Treasurer  
Patty Trotter, Secretary  
Pamela McLendon, LCAM, Bristol Management

Tammy Nordine, by virtue of her office, called the meeting to order at 6:45 p.m. and noted a notice of the meeting was duly given and a quorum was present.

### **Minutes**

The Board reviewed the minutes of January 29, 2009. A motion to approve as submitted was made by Wes Crowder, Patty Trotter seconded, and the motion passed unanimously.

### **Financial Report**

Pam McLendon reviewed the year end financials for 12/31/2008. After payment of 2008 expenses, the Financials indicate we ended the year with a surplus of \$5,334.97. Delinquencies are higher than normal. Five accounts are currently at the Attorney.

Due to the year end surplus being less than anticipated when the budget was set in the fall at \$8,000, the additional funds to be allocated to offset member assessments will be used from prior years surplus. The Board approved this adjustment.

### **Managers Report**

Work Orders continue to be processed for irrigation and landscape maintenance needs. Truck violations have been processed and sent out by Certified Mail to all noted trucks in the community.

### **Committee Reports**

#### **ACC**

No current activity.

### **Old Business**

Truck Violations are being actively pursued. Letters were sent by certified mail to six violators.

Based on feedback from Board Members, the Holiday Lighting did not appear to have the same effect this year. There is one year left on the contract. Management will review and determine if there was items missed on the 2<sup>nd</sup> year...or if additional items need to be included for the 2009 Holidays.

Rules & Regulations are NOT being followed by residents. Many continue to repeat violations without regard for the rules. It was determined that a harsh notice should be sent to Owners, since past nice newsletters have not had an impact. A draft notice was reviewed by the Board. Some minor changes were initiated and the notice will be mailed to residents with the 1<sup>st</sup> Annual Meeting Notice.

### **New Business**

The problem with speeding in the community continues. Pam McLendon again asked the Palm Beach Gardens Police for options to help in our effort to slow down drivers. Since the roadways are public, it is very difficult to get speed bumps or "road tables" installed. The Police did agree to offer the Citizens Patrol to set up enforcement by radar with warnings issued to drivers who exceed the city street limit of 25 (although our roads state 15 mph, the city can only issue violations in excess of 25 mph.

The Annual Meeting of the Association will be held April 16, 2009. The meeting will again be held at Duffy's on US Hwy 1, North Palm Beach. Three Director positions are up for election. Elizabeth Daniels, Paul Page and Patty Trotter's terms are up.

Pest Control for Town Oaks has been performed by the same company for many years. Management had another source review the property for input. Delux Lawn Care has many suggestions for improvement to the property. Carl of Delux will be asked to attend the March meeting of the Board to discuss his findings and make recommendations.

### **Next Meeting Date**

The next meeting of the Board will be March 26, 2009.

**Adjournment:** There being no further business, the meeting was adjourned.

Respectfully Submitted,

Pamela A. McLendon, LCAM  
For and on Behalf of the Board of Directors