

MONTE VERDE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, March 26, 2008 @ 1:30 p.m.

(Location: Ibis Clubhouse)

DETERMINATION OF A QUORUM: Jerry Vennard, Steve Santer, Jerry Lanoux, Cindy Yelson, Vic Belson, Jerry Wehrin and Joel Lubin were present. Carolynne Casale represented Bristol Management. Those members present determined a quorum of the Board.

CALL TO ORDER: A quorum being present, Jerry Vennard called the meeting to order at 1:30 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES: A motion was made by Vic Belson to accept the minutes from the meeting held on Wednesday, February 13, 2008; the motion was seconded by Joel Lubin and unanimously passed.

FINANCIAL REPORT: The February financials were approved as reported by Bristol Management.

MANAGER'S REPORT: attached.

OLD BUSINESS:

Foreclosure -7461: the board requested that Gary Fields be contacted with regard to advising what can be done to ensure proper maintenance of this property, since owners have moved out. What bank is the mortgage holder? How are utilities paid?

NEW BUSINESS:

Tree Trimming- The board agreed that there will be no need for tree trimming this year, prior to hurricane season. The trees have been adequately maintained during the year.

Resealing Roadway: Due to the poor condition of the road, the board will budget in 2009 for another road resealing, preferably to be done during the summer months to ensure low traffic flow during the project.

Entry sign and wall painting – The board has requested a proposal from American Painting Corp. to clean and paint the entry wall and sign monument. The boulders on the left entrance area should also be cleaned. Upon receipt, Cindy Yelson has been authorized to approve the project.

Center Fountain – Jerry Vennard will set up a meeting with Steve Logudice, Pat Erdman and a representative from Bay Pointe to review what can be done about improving the aesthetics of the large center fountain.

Adjournment:

With no other business to come before the Board of Directors, a motion was made to adjourn; the meeting was adjourned at 2:20 p.m. The next board of directors meeting is scheduled for Wednesday, April 9, 2008 at 3:00 pm.

Respectfully submitted,

Carolynne Casale

Carolynne Casale, LCAM

For and on Behalf of the Board of Directors

April 9, 2008

Approved