

MONTE VERDE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, May 21, 2008 @ 3:00 p.m.

(Location: Ibis Clubhouse)

DETERMINATION OF A QUORUM: Jerry Vennard, Steve Santer, Cindy Yelson, Jerry Wehrlin and Joel Lubin were present. Jerry Lanoux and Vic Belson were absent. 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 3:02 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES: A motion was made by Cindy Yelson to accept the minutes from the meeting held on Wednesday, April 9, 2008; the motion was seconded by Steve Santer and unanimously passed.

FINANCIAL REPORT: The April financials were accepted as presented by Bristol Management. At the recommendation of the Treasurer's, the Anchor Reserve account will be closed and the funds in this account (approximately \$3,700) are to be transferred to the Vanguard Money Market Reserve Account.

MANAGER'S REPORT: attached.

OLD BUSINESS:

Foreclosure -7461: The owner adjacent to this unit (Bruce Eisen) has volunteered to periodically dump chemicals into this pool to keep the water reasonably clear and insects at bay. He will be reimbursed by the HOA as needed.

NEW BUSINESS:

Center Fountain – Jerry Vennard advised the board that Pat Erdman confirmed that the POA's budget for the large fountain would be \$10K. As such, Jerry Vennard solicited bids from two tile contractors (Southern Homes and M&J Plastering) to install tiles around the large fountain and the Monte Verde and Bay Pointe monuments. The pavers would be removed around the fountain and new plant materials would be installed. It was recommended that the Monte Verde landscaping for the cigar island be postponed until the fountain landscaping was planned in the hopes of blending these two areas and using similar foliage. Sean O'Reilly will be consulted for this project.

Pest/Weed Control & Fertilization Service – Bids were obtained by Bristol Management from Nozzle Nolen, Power Exterminating and Hulett Environmental. It was recommended that the board abstain from any decision at this time until they could measure the effectiveness of using an alternative source for chemical applications in a nearby community. At the end of August, the board can view Orchid Hammock's landscaping to ascertain whether there has been a significant improvement using an outside source for pest/weed control and fertilization. If the consensus is that it has made a discernable difference then the addition of this service will be added to the 2009 budget figures.

Irrigation: Joel Lubin voiced his concerns on the irrigation service provided by Precision Landscaping of late. Bristol Management advised that Mark MacLeod had recently fired his irrigation employee for incompetence and was training a new technician. This service will be closely watched for effectiveness.

Adjournment:

With no other business to come before the Board of Directors, a motion was made to adjourn; the meeting was adjourned at 4:05 p.m. The next board of directors meeting is scheduled for Wednesday, June 18, 2008 at 3:00 pm.

Respectfully submitted,

Carolynne Casale

Carolynne Casale, LCAM

For and on Behalf of the Board of Directors

July 16, 2008

Approved