

The Reserve at Waterford Homeowner's Association, Inc.

Board of Directors

April 3, 2008

MINUTES

Call to Order: Caponi called the meeting to order at 8:07 p.m. All certified that the meeting sign placed at the entrance of the HOA at least 48 hours in advance.

Certify Quorum: Quorum was established with the following directors present: Lisa Konzen, "Cap" Caponi, "Skip" Fengfish, and Kimberly Pontius.

Pontius moved to accept the minutes of February 27, 2008 meeting with the one change – the meeting location was the Orange County Library and not Donato's Pizza; Konzen seconded the motion, and the motion passed unanimously with all in favor. Financial Statement for February 2008 was reviewed and accepted.

Committee Reports: Pontius gave an update on the Spring Fling and on the Lawn of the Month.

Property Violations: Smith advised to send a letter to the owner of Lot 64 advising him store his boat in his garage by June 1, 2008. Smith advised to send a letter to the owner of Lot 2 to replace the bushes that were removed from under the front windows since the Architectural Review Committee did not approve the change. Lot 88 requested that the fees be waived on his account. The Board advised him that his request would be reviewed once the work was completed. The letter from Lot 12 requesting fees to be waived was reviewed and Smith advised to letter owner know that the request would be reviewed once the work was completed.

Sandhill Cranes: Smith distributed the information regarding Sandhill cranes from the Florida Wildlife Commission.

Open Forum: An owner voiced their concern about the tenants at Lot 15 regarding parking and noise. Smith instructed to check Orange County ordinances regarding leasing and to check the County records to see if an alternate address for the owner can be found in the Avalon area.

Next Meeting: June 10, 2008

At 9:21, Caponi moved to adjourn the meeting, Konzen seconded the motion, all approved, and the meeting was adjourned.

Respectfully submitted,
Marianne Smith, LCAM
Boyle Management Services, Inc.

Approved by the Board on June 24, 2008 without changes.