

The Reserve at Waterford Homeowner's Association, Inc.

Board of Directors

January 30, 2008 at Donato's Pizza

MINUTES

Call to Order: Marianne Smith, with Boyle Management, called the meeting to order at 7:45 p.m. as noticed by the meeting sign placed at the entrance of the HOA at least 48 hours in advance.

Certify Quorum: Quorum was established with the following Board members present: Lisa Konzen, "Cap" Caponi and Kimberly Pontius.

Approval of Minutes: Pontius moved to accept the minutes of November 20, 2007 Meeting; Konzen seconded the motion, and the motion passed unanimously with all in favor.

Financial Report for December 2007 was reviewed and accepted. Pontius advised that the issue with the Postage costs has been properly adjusted.

Delinquency Report was reviewed. Smith will send late notices to all those with balances. Lot 47 requested that the board waive the fees on his account. Pontius moved to deny the request; Konzen seconded the motion, all voted in favor and the motion passed.

Committee Reports:

Lawn of the Month – Connie Cavalli reported that 815 Mulberry Bush Court was selected for the January lawn of the month. The sign was almost stolen so Pontius bought a heavier chain to secure the sign. If the sign gets stolen, the committee may have to reevaluate the program.

Community Social - Tentatively set for March 8.

OLD BUSINESS

Ride List Update: Violations – Pontius made a motion to send lots 2 and 64 to the attorney to begin enforcement; Konzen seconded the motion, all voted in favor and the motion passed unanimously. Smith instructed to take photo of boat at lot 64 and to take of the exterior home at lot 2 and send to attorney for a demand letter subject to the final 15-day having been sent as outlined in the HOA documents. Smith advised to request status of paint denial for lot 8 from Waterford Chase Master ARC. Smith instructed to send lot 75 and 93 a courtesy letter asking them to repaint the exterior of their homes. Smith also instructed to send a letter to the homeowner across from the mailbox requesting that they trim the palm tree that is encroaching the sidewalk.

NEW BUSINESS

Next meeting set for February 28, 2008. It will be the Annual Membership & Election meeting.

OPEN FORUM The owner of lot 88 informed the board the he sent a letter to the HOA attorney refuting the attorney fees posted to his account for the enforcement demand letter. He also informed the board that he has performed significant improvements to his yard. Cap will meet with the owner of lot 88 to walk the property and draw up a plan of action if additional work is still needed. The owner would like to put this in the past and move forward by keeping his property properly maintained in the future. He stressed that the sign on lot 2 is offensive to him and against the HOA rules.

Adjournment: At 9:03, Pontius moved to adjourn the meeting, Konzen seconded the motion, all approved, and the meeting was concluded.

Respectfully submitted,

Marianne Smith, LCAM

Boyle Management Services, Inc.