

GRAND OAKS MASTER ASSOCIATION, INC.

Board of Directors Meeting ~ Thursday, November 21, 2002

MINUTES

Call to Order ~ Meeting was called to order by President, Betty Valenti, at 7:05 PM.

Proof of Meeting Notice ~ Manager, Patty Stewart noted bulletin board posting on Tuesday, November 19, 2002. Additionally, a sign was posted at entrance to Phase II property 48 hours in advance of Meeting.

Establish Quorum ~ The following board members were present:

President:	Betty Valenti
Vice President:	Richard Leatham
Secretary/Treasurer:	Ed Grant
Director:	Paulo Beckert
Director:	Kenneth Podlin

Patty Stewart, Community Association Manager at Rampart Properties, Kelly Moran, Regional Manager at Rampart Properties, and several residents also attended the Meeting.

President, Betty Valenti, announced that Tom Herman of US Homes submitted his resignation from the Board of Directors and Lennar appointed Kenneth Podlin of US to fill the vacancy on the Board.

Approval of Minutes ~ Ed Grant made a motion to waive the reading of the Board of Directors' Meeting Minutes dated February 18, 2002 and approve the minutes as presented. Richard Leatham seconded the motion. **A vote was taken and the motion was carried.**

Management Report ~ A written management report was included in the Board package prepared by Manager, Patty Stewart.

2003 Budget ~ Approve Budget for Calendar Year 2003 ~ President, Betty Valenti, presented the proposed budget for 2003. The new budget reflects that the quarterly maintenance fees for all owners will now be \$117. This is a reduction in the fees from 2002. The budget reflects the following changes:

- ◆ The street lights will go into the Lighting District for Pasco County;
- ◆ The Shared Maintenance Agreement line item of \$52,848 was deleted;
- ◆ There was a charge added for the gate maintenance and the telephone.

President, Betty Valenti, explained that based on a recommendation from the Association's attorney, that the Board will rescind the Shared Maintenance Agreement with Phase I. In turn, the Developer, Lennar Homes, will install a swing gate for Phase II.

Ed Grant made a motion to approve the 2003 budget as present. Richard Leatham seconded the motion. **A vote was taken and the motion was carried.**

Owner ACC Appeals

4913 and 4930 Woodmere Road ~ Fence installed on drainage easement. These two (2) owners have installed fences which sit on a drainage easement. Richard Leatham expressed concern that the fences, as installed, would cause problems if repairs needed to be made to the drainage easement at a later date.

Ed Grant then made a motion to authorize the Board to approve the fence enclosures for both homes at 4913 Woodmere and 4830 Woodmere, subject to the owners signing a Maintenance and Repair Agreement which would require them to remove the property if repairs needed to be made to the drainage easement which the fence sits. Owners must also agree to pay for any costs for preparing the agreement and having such agreement recorded as public record.

Richard Leatham seconded the motion. **A vote was taken and the motion was carried.**

4833 Trinidad Drive ~ Screen Enclosure on Front Alcove on Home. Property Management reported that the owner never submitted an application to install a fence and further stated that the documents do not permit screen enclosures on the front of the home. Ed Grant made a motion to authorize the Board to direct the owners to remove the screen enclosure. After further discussion, Richard Leatham made a motion to table this issue until the ACC has an opportunity to review this issue more thoroughly. The Board did emphasize to the owners that they still need to submit an application to property management.

New Business ~ Shared Maintenance Agreement with Phase I

Judy James, legal counsel for the Grand Oaks Master Association, has recommended to the Board that the Shared Maintenance Agreement with Phase I be rescinded. Ed Grant made a motion to authorize that Judy James, Esquire, draft a letter of withdrawal to Phase I of Grand Oaks rescinding the Shared Maintenance Agreement. Richard Leatham seconded the motion. **A vote was taken and the motion was carried.**

Adjourn ~ President Betty Valenti adjourned the meeting at 7:40 pm.

Respectfully submitted,

Patty Truax Stewart, AMS®
Director of Management Services
Rampart Properties, Inc.
As Managing Agent for Grand Oaks Master Association, Inc.