

GRAND OAKS MASTER ASSOCIATION, INC.

Board of Directors Meeting ~ Thursday, August 14, 2003

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 Monday, August 11, 2003. Additionally, a sign was posted at entrance to Phase II property 48 hours in advance of Meeting. Additionally, all homeowners were sent a post-card notice by regular mail.

Establish Quorum ~ The following board members were present:

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| President: | Betty Valenti |
| Vice President: | Ken Podlin |
| Director: | Laura Siglio |

Bill Kowenhoven of Lennar Land Development, Patty Stewart, Community Association Manager at Rampart Properties, and several residents also attended the Meeting.

President, Betty Valenti, announced that Paulo Beckert of Lennar submitted his resignation from the Board of Directors and Lennar appointed Laura Siglio of Lennar Land Development to fill the vacancy on the Board.

Approval of Minutes ~ Laura Siglio made a motion to waive the reading of the Board of Directors' Meeting Minutes dated November 21, 2002 and approve the minutes as presented. Ken Podlin 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.

Pasco County Police Team ~ Deputy Gary Raulerson made a presentation regarding crime control in Pasco County.

Architectural Control Committee ("ACC")

The Developer announced that the following individuals were appointed to the ACC Committee: Greg Falcone, Bryan Diehl, Paul Gelinias, Vicki, Luna, Brian Smith and Al Carrocetto. The following individuals were appointed to the Covenants Committee: Don Rath and Don Egidio. Laura Siglio made a motion to ratify the appointment of these committees. Ken Podlin seconded the motion. **A vote was taken and the motion was carried.**

Maintenance Fee and Collection Policy

Betty Valenti, President reviewed the proposed collection policy. The policy outlines that any payments received after the 15th of the month will incur a \$25 late fee. Laura Siglio made a motion to approve the collection policy as presented. Ken Podlin seconded the motion. **A vote was taken and the motion was carried.**

Addendum to Fence Guidelines and Screen/Storm Doors for Front of Home

Greg Falcone, Chairman of the ACC Committee, presented the proposal for the Board to review and approve the addendum to the policy on the fences and screen doors. Ken Podlin made a motion to approve both of these addendums. Laura Siglio seconded the motion. **A vote was taken and the motion was carried.**

Common Property on Frith Street

Bill Kowenhoven of Lennar Land Development announced that the Association will be responsible for maintaining the common area behind Frith Street and that area will be mowed on a regular basis.

Next Meeting Date ~ The next quarterly Board of Directors Meeting is scheduled for November 13, 2003.

Adjourn ~ President Betty Valenti adjourned the meeting at 7:45 pm.

Respectfully submitted,

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