

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
November 11, 2008

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by Vice President Herb Padzensky, on Tuesday November 11, 2008 at 3:35 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Herb Padzensky, Bob Ambrosius, Eric Klepinger, Ralph Opgenorth, and Michael Hayutin. Visiting were Paul Manoogian of Unit 6, Don Best of Unit 2, and James Lunt from Classic Painting.

A quorum was established.

Current bills were reviewed and checks signed.

The minutes of the last meeting were approved by unanimous vote.

The agenda was changed at this point to allow the guests to make presentations.

James Lunt from Classic Painting explained the differences between Sherwin Williams and ICI paints. A discussion about window frames and sills ensued. James said that trim items need to be primed and painted. It was moved to accept Classic's contract for our painting and to use the ICI paints. Motion was seconded and approved unanimously.

Don Best spoke on behalf of a committee of Ro Padzensky and himself on alternate colors of paints for our complex. Don said that it is not recommended to use stucco or stone. The Committee will draft a letter to homeowners, for Board approval, outlining the color choices and asking for responses.

The financial statements were reviewed and all questions answered.

The phone logs were noted and discussed with no problems indicated.

The property inspection report was discussed. The property is in good shape.

The preliminary budget for 2009 was discussed. As per last meeting, the tree trimming expense of \$5,000 has been removed from the 2009 budget as with our recent trimmings, it should not be necessary. Reserve contributions were reduced by \$2,000 for the year in order to keep the dues at the current level. It was moved and seconded to approve the budget, as presented with no dues change. The motion passed unanimously.

The retaining walls situation was discussed. Bob Ambrosius will draft a power point presentation for the December meeting.

The pool safety situation was discussed and a proposal by Alligator pools to bring us into compliance with State regulations was approved at a cost of \$1,488.98. Approval was unanimous. A contract from Alligator for pool maintenance for the next 2 years was approved unanimously.

Herb discussed advertising notices posted on the mailbox areas. The Board voted unanimously to not allow such posting.

The Board approved, by unanimous vote, to approve the 2008 audit expense of \$2,600

The next scheduled meeting will be December 9th at 3:30 P.M.

The meeting adjourned at 5:05 P.M.

Respectfully Submitted,

Bob Blatherwick, Secretary