

GRAND RESERVE @CORAL CREEK HOMEOWNERS' ASSOCIATION
GENERAL MEETING 06/27/06

MOTI OPENED THE MEETING AT 7:30 PM. THOSE PRESENT INCLUDE MOTI, CAROL, JOHN, GREG AND SAL AS WELL AS DARLENE OF BENCHMARK. THERE WERE APPROXIMATELY 8 HOMEOWNERS AS WELL.

THE MINUTES FROM 5/30/06 WERE READ.

MOTION

MOTI MOTIONED TO ACCEPT THE MINUTES FROM 5/30/06. SAL 2NDD. ALL IN FAVOR.
MOTION PASSED.

OPEN FORUM

A HOMEOWNER QUESTIONED THE ARM THAT WAS BROKEN THE OTHER DAY AT THE FRONT ENTRANCE GATE. A HOMEOWNER HIT IT AND THEY ARE BEING HELD ACCOUNTABLE FOR THE EXPENSE OF THE REPAIR.

THERE WAS A DISCUSSION REGARDING THE FACT THAT OPEN HOUSE SIGNS ARE NOT ALLOWED IN OUR COMMUNITY. THERE IS A SET PROCEDURE REGARDING HOME SALE OPEN HOUSES. PROSPECTIVE BUYERS SHOULD KNOW THE NAME OF THE HOMEOWNER THAT IS SELLING AND SHOULD NOT BE ENTERING OUR COMMUNITY MERELY DUE TO AN OPEN HOUSE SIGN.

THE BOARD RECOMMENDS THAT RESIDENTS UPDATE THEIR GUEST LISTS BY CONTACTING DARLENE @ BENCHMARK AT 954- 344-5353 EXT 224 OR DARLENE@BENCHMARKKPM.COM AND FILLING OUT THE FORM.

THE BOARD WOULD LIKE TO CLOSE THE CLUBHOUSE FOR UP TO 4-5 WEEKS TO CONVERT THE TV ROOM INTO A GYM AND THE GYM INTO A TV ROOM. DURING THAT TIME, THE FURNITURE FROM THE TV ROOM WOULD BE MOVED TO THE GYM, THE GYM EQUIPMENT WOULD BE MOVED INTO THE TV ROOM AND ADDITIONAL EXERCISE EQUIPMENT, MIRRORS, CEILING FANS, FLORESCENT LIGHTING ETC. WOULD BE ADDED TO THE TV ROOM., TO MAKE THAT ROOM SUITABLE FOR A GYM. THESE CHANGES WILL POSSIBLY ALLOW US TO OPEN THE GYM FOR A LONGER PERIOD OF TIME AS WE COULD USE THE ENTRANCE ON THE SIDE OF THE NEW GYM, WHILE THE REST OF THE CLUBHOUSE IS LOCKED UP. AFTER A DISCUSSION, GREG MADE THE FOLLOWING MOTION:

MOTION

GREG MOTIONED TO BEGIN RENOVATION TO TURN THE TV ROOM INTO A GYM. THE TV ROOM WILL BE CLOSED TO RESIDENTS WHILE RENOVATIONS TAKE PLACE. THE GYM, HOWEVER, WILL REMAIN OPEN. THE BOARD WILL DO EVERYTHING IN ITS POWER TO LIMIT THE TIME THAT THE TV ROOM IS CLOSED, HOPEFULLY ONLY A FEW DAYS TO A WEEK. HOWEVER THE BOARD RESERVES THE RIGHT TO CLOSE PART OR ALL OF THE CLUBHOUSE AT IT'S DISCRETION. THE WORK IS TO BEGIN UPON REVIEW OF BIDS. MOTI 2NDD. ALL IN FAVOR. MOTION PASSED.

LANDSCAPE REPORT

OUR SPRINKLERS ARE WORKING AGAIN. THE LANDSCAPE COMMITTEE RECENTLY MET WITH OUR VENDOR, WHO RECOMMENDED THAT WE AUGMENT THE PINE TREE AREA WITH NEW PLANTS AND MULCH, AS WELL AS REMOVING DYING PLANTS. DECORATIVE ROCK TO THE CENTER AISLE WAS ALSO RECOMMENDED. AFTER A DISCUSSION, JOHN MADE THE FOLLOWING MOTION:

MOTION

JOHN MOTIONED TO MAKE LANDSCAPE IMPROVEMENTS TO THE CENTER ISLAND AS PHASE 1 AND TO ADD IXORA PLANTS UNDERNEATH THE PINE TREES AND MULCH AS PHASE 2. GREG 2ND. ALL IN FAVOR. MOTION PASSED.

MOTION

JOHN MOTIONED TO LOOK INTO HIRING A NEW IRRIGATION COMPANY AND GIVING TOTAL IRRIGATION 30 DAYS NOTICE. MOTI 2ND. ALL IN FAVOR.

WE WOULD LIKE TO BUY A NEW SIGN FOR NOTICES AT THE FRONT GATE. SO FAR, WE HAVE NOT BEEN ABLE TO FIND A NICE ONE THAT CAN BE LEFT OUTSIDE IN THE WEATHER. MOTI SUGGESTED THAT WE LOOK INTO A SMALL ROLLING NEON MARQUIS SIGN .

SAL LOOKED INTO A DOOR SWIPE SECURITY, WHICH HE FOUND TO BE VERY COSTLY. WE WILL TABLE THAT IDEA FOR NOW.

WE NEED TO GET THE NEW TILE SEALED AT THE CLUBHOUSE.
THE ROOF TILES AT THE GATE HOUSE HAVE BEEN COMPLETED.

THE LAST INSPECTION HAD ONLY 3 INFRACTIONS, 2 OF WHICH WERE BASKETBALL NETS AND ONE WHICH WAS REGARDING A STAKED TREE. THE COMMUNITY LOOKS GREAT.

OPEN FORUM

THERE WERE CONCERNS ABOUT THE GUARDS AT THE GATE. THEY HAVE BEEN CALLING HOMEOWNERS IN ERROR AND HAVE BEEN RUDE TO THIS HOMEOWNER. MOTI WILL DISCUSS THIS ISSUE WITH JOEL ONCE MORE, BUT THE GUARDS THAT WE ARE NOT HAPPY WITH HAVE BEEN REMOVED FROM THE GRAND RESERVE.

SAL MOTIONED THAT WE ADJOURN THE MEETING AT 9:15 PM. MOTI 2ND. ALL IN FAVOR. MOTION PASSED.