

GRAND RESERVE AT CORAL CREEK HOMEOWNERS' ASSOCIATION
GENERAL MEETING 7/25/06

MOTI OPENED THE MEETING AT 7:30 PM. THOSE PRESENT: MOTI, CAROL, JOHN, SAL, AND GREG. DARLENE AND APPROXIMATELY 7 HOMEOWNERS ARE PRESENT AS WELL.

THE MINUTES FROM OUR PREVIOUS MEETING HELD ON 6/27/06 WERE READ.

MOTION

MOTI MOTIONED TO ACCEPT THE MINUTES FROM 6/27/06. SAL 2NDD IT. ALL IN FAVOR.

OPEN FORUM

A HOMEOWNER RELATED A CONCERN REGARDING SOME HOMES IN THE CATALINA SECTION. HE SAID THAT THERE IS A RAT PROBLEM AND THAT THE RATS ARE COMING IN THROUGH THE VENT THAT IS UNDER THE STAIRS IN THE KINGSTON MODEL. HE IS INVESTIGATING THE SITUATION AND WILL UPDATE US AT THE NEXT MEETING.

GREG WILL BE UPDATING OUR WEBSITE REGARDING A PARTY FOR OUR COMMUNITY TO BE HELD IN THE CLUBHOUSE. IT WILL BE HELD ON AUGUST 26TH FROM 1 PM - 5 PM. THERE WILL BE CATERED FOOD AND SOFT DRINKS AND ENTERTAINMENT FOR THE KIDS. THERE WILL BE A SIGN POSTED AT THE FRONT GATE. GREG IS GOING TO CHECK INTO VENDORS WE MAY HIRE FOR ENTERTAINMENT FOR THE KIDS.

REGARDING MOVING THE GYM INTO THE TV ROOM, IT IS NOW EVIDENT THAT WE WILL HAVE TO PUT THAT PROJECT ON HOLD. AFTER CHECKING INTO IT, IT WAS FOUND THAT IT IS NOT IN OUR BUDGET FOR 2006.

WE HAVE HIRED A NEW VENDOR TO MAINTAIN OUR GYM EQUIPMENT. ONE OF THE TREADMILLS NEEDS A NEW MOTOR. IT WILL BE REPAIRED OR REPLACED.

A RESIDENT MENTIONED THAT THERE IS A LIGHT THAT HAS BEEN ON FOR 24 HOURS. IT IS CLOSE TO THE LIFT STATION IN SECTION D, SEVILLE. WE WILL CHECK INTO THAT AND CORRECT THE PROBLEM.

WE WILL REPAIR THE LIGHT POLE NEAR THE FRONT ENTRANCE GATE. FORTRESS IS PAYING FOR THIS.

WE GAVE TOTAL IRRIGATION 30 DAYS NOTICE. WE WILL BE GETTING BIDS TO REPLACE THEM.

THE LANDSCAPE ON THE CENTER ISLAND AT THE FRONT ENTRANCE IS COMPLETE. A TRIPLE RUBELLINI WAS PLANTED AT THE CLUBHOUSE. ALL THE TREES WERE TRIMMED. THERE ARE A FEW DEAD TREES THAT NEED TO BE REPLACED.

IT WAS MENTIONED THAT CORAL SPRINGS HAS A LANDSCAPE PROGRAM WHERE THEY WILL MATCH UP TO \$5000 WORTH OF LANDSCAPE IMPROVEMENTS IF A COMMUNITY IS AT LEAST 5 YEARS OLD.

THERE ARE SOME HOLES WHERE SOME SECURITY CAMERAS WERE RECENTLY MOVED FROM THAT NEED TO BE PATCHED. WE WILL ASK DALE TO DO THIS WORK FOR US.

THERE IS A GUTTER AT THE CLUBHOUSE THAT NEEDS TO BE REATTACHED. IT IS HANGING.

THE COPING AT THE POOL NEEDS REPAIRED AND THE POOL IS IN NEED OF ACID WASHING. DARLENE WILL LOOK INTO THIS FOR US.

DURING THE MOST RECENT PROPERTY INSPECTION, THERE WERE ABOUT A DOZEN VIOLATIONS THIS MONTH, MOSTLY DEAD TREES. OTHER THAN THAT, THE COMMUNITY LOOKS NICE.

MOTION

SAL MOTIONED TO ADJOURN THE MEETING AT 8:30 PM. JOHN 2NDD. ALL IN FAVOR.