

GRAND RESERVE HOMEOWNERS ASSOCIATION

GENERAL MEETING 1/25/05

Meeting called to order at 6:37 PM.

All present: Abbe, Mark, Heath, Carol, Lee and Dee Hennan of Benchmark.

Motion made by Heath to accept the minutes from 12/23/04. 2nd'd by Abbe. All in favor.

Treasurer's Report attached to these minutes.

Arc Report: Homeowner at 5912 56th Drive wants to have hurricane shutters installed. Each director will go to homesite and decided whether or not to allow the use of a specific beige colored shutter. We will e-mail our decisions to each other within a few days.

Clubhouse Report: There is a party scheduled this Saturday from 3 PM to 9:30 PM . Heath and Carol will do the walk thru. Carol will contact homeowner.

There are 11 other calls regarding clubhouse parties. Abbe and Kim Studley will do the walk-thru etc. for the party scheduled for February 6th.. Abbe will keep us posted on future parties.

Landscape report: Eugenia hedge replacement. We have a quote from Angie. Angie says the best time to do this work is in March. She recommends 3 gallon plants because she thinks they grow fuller. No decisions made or votes taken.

Carol motioned to accept the quote from Innovative to trim the oak trees in amount of \$3,312.00. Abbe 2nd'd. All in favor.

Master Association: Lee gave us a brief report regarding a walk thru that was done with other master association board members to address problem areas and landscape improvements. Dee mentioned some concern for how they are spending our finances, especially since our annual payment was just raised.

At 7 PM we were addressed by Coral Springs police officers. Several issues were discussed including the increased traffic from the new car dealership, speeding on our streets and how the police might be able to help. Before the police enter into a contract with us, an engineer report is required.

Architectural committee: A homeowner, Robert Volpe has taken over the chair position, replacing Lee Andrews. Dee will send a list of other members of the Architectural Committee and Mr. Volpe will contact them.

Heath motioned to accept the bid for the new signs. Lee 2nd. Mark and Abbe agreed. Carol did not think the vendor sign was necessary.

Crane Report: We have not gotten the complete dollar totals needed from the engineer report. We need to make an appointment with the attorney to discuss Engle walk thru and Crane report. We agreed on a Friday at 2 PM. Dee will take care of this and let us know of appointment date and time. There was discussion of the board doing the calculating of items listed in the engineer report, but no definite time set to accomplish this or definite agreement that this should be done at all by board members, rather than being provided the information by Crane.

Heath motioned to have gutters and curbs pressure cleaned. Mark 2nd'd it. Lee agreed. Abbe and Carol disagreed. Motion passed.

Heath motioned to have the guard house painted by Brian for approximately \$650.00. Abbe 2nd'd it. All in favor.

ECM- air conditioning service contract, Heath motioned to accept the contract. Lee 2nd. Mark agreed. Abbe and Carol disagreed. Motion passed.

The clubhouse and guardhouse appraisal will be done in 2 days.

Heath motioned to adopt a parking rule for unregistered vehicles and vehicles illegally parking overnight. Mark 2nd'd it. All were in favor.

The board voted on the DKW bid. We voted to do all the items except for #2, install light deflectors.

Fortress contract: We cannot discuss the issue without a contract in hand. Carol will call them tomorrow and get a contract. The board will have to meet after we get the contract.

Carol motioned to adjourn at 9:48 PM. Abbe 2nd'd.