

SEQ CHAPTER 1 GRAND RESERVE AT CORAL CREEK HOMEOWNERS'
ASSOCIATION
GENERAL MEETING
11/29/05

MEETING WAS CALLED TO ORDER AT 7:30 PM. THOSE PRESENT: MOTI, SAL, JOHN, AND GREG AS WELL AS DARLENE COOK, AND APPROXIMATELY 12 HOMEOWNERS PRESENT.

MINUTES FROM PREVIOUS EMERGENCY HURRICANE MEETING OF 11/08/05 WERE READ.

MOTION

MOTION BY MOTI TO ACCEPT MINUTES FROM 11/08/05. 2ND D BY JOHN.
ALL IN FAVOR.

OPEN FORUM

THERE WAS A DISCUSSION REGARDING THE CONDITION OF OUR STOP SIGNS AND STREET SIGN POLES. MR. TOM ELLIS VOLUNTEERED TO STRAIGHTEN THE POLES AND MOTI VOLUNTEED THE USE OF HIS JEEP TO PULL THEM INTO POSITION.

THERE WAS A DISCUSSION ON INSTALLATION OF SPEED BUMPS. MOTI SUGGESTED SEVERAL INTERIM STEPS PRIOR TO ADDING SPEED BUMPS IN THE STREETS. SLOW DOWN SIGNS ARE TO BE INSTALLED, A POSTING AT THE GUARDHOUSE REQUESTING RESIDENTS TO REPORT SPEEDERS ANONYMOUSLY, AND HANDING OUT SPEEDERS AWARENESS CARDS TO NON RESIDENTS BY THE GUARDS AT THE GATEHOUSE. DISCUSSED COMMUNITY LIABILITY DUE TO INCIDENTS CAUSED BY SPEED BUMPS.

BUSINESS REVIEW

DISCUSSED PROPOSED AMENDMENTS. NOTED THAT PROPOSED AMENDMENTS WERE SUGGESTED BY VARIOUS CONCERNED HOMEOWNERS. ANY/ALL AMENDMENTS, IF VOTED IN, CAN BE RESCINDED THEREAFTER BY ANOTHER VOTE.

MASTER ASSOCIATION REPORT

THE 2006 MASTER ASSOCIATION BUDGET WAS APPROVED. IT IS THE SAME AS THE 2005 BUDGET.

WEBSITE REPORT

DISCUSSED HAVING A BANNER AT THE FRONT GATE TO INTRODUCE THE WEBSITE. REVENUE REPORT FOR WEBSITE ADVERTISING = \$1,142.95. JOHN SUGGESTED SETTING UP A GENERAL LEDGER SEPARATE ACCOUNT FOR FUNDS.

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CLUBHOUSE REPORT

REVIEWED THE REQUIREMENTS FOR CLUBHOUSE RESERVATIONS: PAY FOR EXCLUSIVE USE / PRIVATE PARTY. THE GYM AND BILLIARD ROOM ARE NEVER EXCLUSIVE. CHUCK STOUT RECOMMENDS POSTING CLUBHOUSE RENTALS ON THE WEBSITE AND ON THE CLUBHOUSE BULLETIN BOARD. CHANGING THE GYM HAS BEEN PUT ON HOLD. MUST CONSULT WITH ATTORNEY TO DETERMINE CHANGES. BIDS WERE REVIEWED TO CHANGE CLEANING SERVICES.

MOTION

MOTI MOTION TO ACCEPT BID FOR CLEANING SERVICE, GREG 2nd' d, ALL IN FAVOR THE "DIAMOND BRIGHT CO." IS NO LONGER CLEANING OUR CLUBHOUSE. NOW THE "RESOLVE-IT CO." HAS THE CONTRACT.

ARCHETICTURAL REPORT

IT WAS NOTED THAT THERE IS A LOCK ON THE GATE AT THE COMMON AREA IN THE FRONT OF THE GRAND RESERVE / CREEKSIDE DRIVE. LANDSCAPING CO. COULD NOT GET IN TO SERVICE THE AREA. ALL COMMON AREAS SUBJECT TO FREE ACCESS BY ALL HOMEOWNERS MUST BE MADE ACCESSIBLE AT ALL TIMES. IF LOCKED AGAIN, LOCK WILL BE REMOVED BY A LOCKSMITH AND THE OFFENDING HOMEOWNER WILL BE GIVEN THE BILL. "BRADCO SUPPLY COMPANY" HAS INVENTORY OF ROOFING TILES.

LANDSCAPE REPORT

LANDSCAPE ART COMPANY HAS RESURRECTED OUR TREES. ALSO ROBILINI PALMS WERE PLANTED AT SECTION MONUMENTS. LANDSCAPE ART EXPENDITURES WERE RECONCILED. BIDS WERE REVIEWED FOR FIREANT AND PEST CONTROL AROUND THE POOL AREA

MOTION

JOHN MOTIONED ACCEPT BID FOR PEST CONTROL SERVICES. MOTI 2nd' d. ALL IN FAVOR. THE "UPC COMPANY" IS NOW CONTRACTED TO PERFORM PEST CONTROL SERVICES IN ALL COMMON AREAS.

MAINTENANCE/SAFETY/SECURITY REPORT

WE MUST NOW CHANGE ALL FRONT ENTRANCE ISLAND LIGHT FIXTURES DUE TO WATER PENETRATION. BD OF DIRECTORS AND BENCHMARK MANAGEMENT CO HIRE ONLY LICENSED AND INSURED CONTRACTORS TO WORK IN OUR COMMUNITY. SWIMMING POOL WAS ACID WASHED, SKIMMERS WERE DIAMOND POLISHED.

MOTION

MOTI MOTIONED TO INSTALL ELECTRIC HEAT PUMPS TO REPLACE PROPANE POOL HEATERS. JOHN 2nd'd. ALL IN FAVOR.

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COMMUNITY INSPECTIONS REPORT

OF 35 NOTICES GIVEN TO HOMEOWNERS IN OCTOBER, 22 HAVE BEEN CORRECTED, 2 OFFICIAL LETTERS MAILED, 13 NEW DOOR HANGERS ISSUED. INSPECTIONS WILL RESUME IN JANUARY 06 TO GIVE HOMEOWNERS ENOUGH TIME TO ADDRESS HURRICANE WILMA INCIDENTS.

FINANCIAL REPORT

OUR TREASURER REVIEWED ALL LINE ITEMS OF THE 2006 BUDGET. A LETTER WITH THE BUDGET WILL BE MAILED TO ALL HOMEOWNERS.

OPEN FORUM PART 2

NO FURTHER COMMENTS OR SUGGESTIONS.

MOTION

SAL MOTIONED TO ADJOURN MEETING AT 9:10 PM. GREG 2ND'D. ALL IN FAVOR.