

GRAND RESERVE AT CORAL CREEK HOMEOWNER'S ASSOCIATION, INC.
GENERAL MEETING MINUTES
6/28/05

MEETING CALLED TO ORDER AT 7:31 PM
THOSE PRESENT: SAL GULLO, MOTI ADIKA, GREG LEE, JOHN AGRESTI AND
MELISSA KUSHNER, OF BENCHMARK PROPERTY MANAGEMENT. THERE WERE
APPROXIMATELY 25 HOMEOWNERS IN ATTENDANCE.

WAIVED READING OF MINUTES FROM PREVIOUS MEETING HELD ON 5/31/05.

OPEN FORUM: SAL RE-INTRODUCED CONCERNS ISSUED BY HOMEOWNERS AT
PREVIOUS MEETING, INCLUDING CASES OF VANDALISM, FENCING AT PRESERVE,
NEIGHBORING HOMEOWNERS' HEDGE ISSUE, AND SPEEDING IN THE
COMMUNITY.

CONTRACT FOR WEBSITE MAINTENANCE WAS ACCEPTED BY RESOLUTION.

MOTION

MOTI MOTIONED TO APPROVE THE PURCHASE OF 2 STONE MOSIAC TABLES AND
BENCHES AT A COST OF \$1400. GREG 2NDD. ALL IN FAVOR.

MOTION

GREG MOTIONED TO APPROVE THE PURCHASE OF SLOW DOWN SIGNS AND STOP
SIGNS, WHERE NEEDED. SAL 2NDD. ALL IN FAVOR.

MOTION

GREG MOTIONED TO APPROVE ADDITION TO ARCHITECTURAL MODIFICATION
FORM, REQUIRING THE ARCHITECTURAL COMMITTEE'S SIGNATURE ON FORM.
SAL 2NDD. ALL IN FAVOR.

MOTION

GREG MOTIONED TO REQUIRE A SECURITY DEPOSIT FOR ALL POOL
CONSTRUCTION AND ARCHITECTURAL MODIFICATIONS THAT USE COMMON
AREA GROUNDS AS A POINT OF ENTRY, TO PROTECT THE ASSOCIATION FROM
DAMAGE TO COMMON AREA PROPERTY, AS WELL AS REQUIRING PROOF OF
INSURANCE AND THE ASSOCIATION NAMED AS INSURED ON ALL
CONSTRUCTION THAT REQUIRES CITY PERMITS. JOHN 2NDD. ALL IN FAVOR.

MOTION

6/28/05

MOTI MOTIONED FOR A \$3000. LANDSCAPE EXPENDITURE FOR ANNUALS AND MULCH. SAL 2^{ND'D}. ALL IN FAVOR.

MOTION

SAL MOTIONED TO PURCHASE A REMOTE CONTROL TO RESET THE ARM AT THE GATE LOCATED AT HOMEOWNERS' ENTRANCE LANE. MOTI 2^{ND'D}. ALL IN FAVOR.

MOTION

SAL MOTIONED TO PURCHASE TOOLS TO OPEN GATES IN CASE OF AN EMERGENCY. MOTI 2^{ND'D}. ALL IN FAVOR.

MOTION

MOTI MOTIONED TO OBTAIN PEST CONTROL QUOTES FROM FROM LICENSED AND INSURED EXTERMINATORS. SAL 2^{ND'D}. ALL IN FAVOR.

MOTION

SAL MOTIONED TO CHANGE POST ORDERS TO ALLOW DELIVERIES ON SUNDAY BETWEEN THE HOURS OF 12 NOON AND 6 PM. MOTI 2^{ND'D}. ALL IN FAVOR.

MOTION

SAL MOTIONED TO INSTALL A CEMENT PAD AT THE CLUBHOUSE FOR A BIKE RACK. GREG 2^{ND'D}. ALL IN FAVOR.

MOTION

SAL MOTIONED TO GET BIDS FOR ADDITIONAL CAMERAS @ GATEHOUSE AND CAMERAS/MOTION DETECTORS/MOTION LIGHTS FOR DEAD ZONES @ CLUBHOUSE. GREG 2^{ND'D}. ALL IN FAVOR.

MOTION

MOTI MOTIONED TO RELOCATE PHOTOCCELL AT GUARDHOUSE AT A COST OF \$250. JOHN 2^{ND'D}. ALL IN FAVOR.

MOTION

SAL MOTIONED TO CLOSE MEETING AT 9:45 PM. MOTI 2^{ND'D}. ALL IN FAVOR.