

GRAND RESERVE AT CORAL CREEK HOMEOWNERS' ASSOCIATION, INC.
GENERAL MEETING MINUTES
8/30/05

MEETING CALLED TO ORDER 7:30 PM. THOSE PRESENT: MOTI, SAL, CAROL, JOHN, GREG AND DEE. THERE ARE ALSO APPROXIMATELY 27 HOMEOWNERS PRESENT.

CAROL READ THE MINUTES FROM THE PAST MEETING OF 7/28/05.

MOTION

MOTI MOTIONED TO ACCEPT THE MINUTES OF 7/28/05. 2ND'D BY SAL. ALL IN FAVOR. MINUTES TO BE POSTED IN CLUBHOUSE BY CAROL.

MOTI: THE BOARD SIGNED A RESOLUTION TO ACCEPT THE BID TO FIX AND UPGRADE THE CAMERAS, ASSOCIATED EQUIPMENT, AS WELL AS THE MONITORS AT THE GATEHOUSE AND CLUBHOUSE, SO THAT WE CAN CLEARLY SEE WHAT IS HAPPENING BOTH AT THE GATEHOUSE AND CLUBHOUSE..

RON WEBER, THE OWNER OF ELECTRIC IMAGE MEDIA SYSTEMS AND A GRAND RESERVE HOMEOWNER, DISCUSSED THE SPECIFICS REGARDING INSTALLATION AND IMPROVING THE SYSTEM.

SAL READ THE QUESTIONS AND CONCERNS OF HOMEOWNERS FROM A LETTER SUBMITTED TO THE BOARD FROM HOMEOWNER KEVIN D'ESPIES. AS SAL READ THE QUESTIONS, HE ANSWERED EACH ONE. A COPY OF THE QUESTIONS AND ANSWERS IN ATTACHED.

PER GREG: IF ANYONE NEEDS TO CONTACT THE PINE TREE WATER DISTRICT TO REPORT DEBRIS IN THE LAKE, WE CAN CALL 954-796-6669 AND THEY WILL COME OUT AND REMOVE IT. THE PERSON TO CONTACT IS RANDY FREDERICK.

THERE WAS A DISCUSSION REGARDING THE CONTINUED ENTRANCE OF NON-

RESIDENTS THROUGH THE BACK YARDS OF HOMEOWNERS IN SECTION A, THE CHATEAU, ALONG THE CANAL. HOMEOWNER TIM MANNING REQUESTED SOME WAY OF KEEPING NON RESIDENTS OUT. HEDGES WERE SUGGESTED. THE HOMEOWNER WOULD BE RESPONSIBLE TO MAINTAIN THE HEDGES. MOTI WILL GO OUT THERE AGAIN TO SEE WHAT CAN BE DONE. THE PROBLEM IS THAT THERE IS NO PLACE TO PUT A FENCE THAT WOULD BE ON OUR COMMON AREA AND WE CANNOT HAVE OUR LANDSCAPER MAINTAIN HEDGES THAT ARE NOT ON COMMON AREA.

PER JOHN: THE CITY OF CORAL SPRINGS WILL COME INTO OUR COMMUNITY, PROBABLY ON THE NEXT REGULARLY SCHEDULED GARBAGE PICK UP DATE, TO PICK UP HURRICANE DEBRIS/LANDSCAPE ITEMS. ITEMS SHOULD BE PLACED CURBSIDE, THE SAME AS GARBAGE CANS. THE PICKUP SHOULD BE DONE BEFORE SEPT. 5TH.

MOTI ASKED HOMEOWNERS TO HAND IN FORMS FOR A CRIME WATCH PROGRAM WE ARE TRYING TO ESTABLISH. WE NEED MORE FORMS TO HAVE THE MINIMUM NAMES TO BE ELIGIBLE FOR THE PROGRAM. FORMS CAN BE GIVEN TO BENCHMARK, THE GUARDS OR ANY BOARD MEMBER.

GREG REVIEWED SOME OF THE MATERIAL COVERED AT THE MASTER ASSOCIATION MEETING, HELD AT INTEGRITY PROPERTY MANAGEMENT OFFICE IN CORAL SPRINGS. MOTI, AND CAROL ATTENDED THE MEETING, AS WELL AS 2 OTHER GRAND RESERVE HOMEOWNERS. DEE ALSO ATTENDED, AS A HOMEOWNER OF PARKWOOD. ONE OF THE MAJOR POINTS DISCUSSED WAS THE FACT THAT THE PARCEL OF LAND, ADJACENT TO THE AUDI DEALERSHIP AND STATE ROAD 7 IS IN THE PROCESS OF BEING SOLD. IT IS BELIEVED THAT AN ARCHITECTURAL FIRM IS CONSIDERING PURCHASING THE LAND AND PUTTING UP A FREE STANDING BUILDING. IT WAS STATED AT THE MASTER ASSOCIATION MEETING THAT A BID OF \$60,000 WAS OFFERED. IT WAS THE GENERAL OPINION THAT THE PROPERTY WILL BE SOLD FOR A MUCH HIGHER PRICE. THE 5 COMMUNITIES THAT COMPRISE OUR MASTER ASSOCIATION WILL CONSIDER PURCHASING THE LAND, BUT THERE ARE MANY ISSUES TO CONSIDER, INCLUDING TAXES AND MAINTENANCE OF THE PROPERTY. ALSO MENTIONED WAS OFFERING TO HAVE THE MASTER ASSOCIATION MEETINGS AT OUR CLUBHOUSE TO INCREASE ATTENDANCE. IN EITHER CASE, ALL HOMEOWNERS WERE ENCOURAGED TO ATTEND THE NEXT MASTER ASSOCIATION MEETING. MEETINGS ARE HELD QUARTERLY, ARE POSTED ON CREEKSIDE DRIVE AND ARE HELD AT THE INTEGRITY MANAGEMENT OFFICES, ON UNIVERSITY DRIVE IN CORAL SPRINGS, JUST NORTH OF ATLANTIC BLVD.

MOTION

CAROL MOTIONED TO PURCHASE A CIGARETTE EXTINGUISHING URN, SINCE WE ARE FINDING CIGARETTE BUTTS ALL AROUND THE FRONT AREA OF THE CLUBHOUSE. SAL 2NDD. ALL IN FAVOR.

MOTION

MOTI MOTIONED TO OPEN THE GYM AT 5 AM, INSTEAD OF 6 AM, AND CLOSE IT AT 11 PM. JOHN 2ND'D . ALL IN FAVOR.

MOTION

MOTI MOTIONED TO PUT THE CUE STICKS AND POOL BALLS AT THE GATE HOUSE FOR HOMEOWNERS TO USE. THE PROCEDURE WILL BE TO GO TO THE GATE HOUSE, LEAVE DRIVER'S LICENSE AND THEN RETURN ITEMS WHEN FINISHED TO GET LICENSE BACK.. RENTERS MUST BE 18. JOHN 2ND'D . ALL IN FAVOR.

(08-30-05)

MOTION

GREG MOTIONED TO ORDER 2 STOP SIGNS TO BE PLACED AT ENTRANCES TO CHATEAU AND CATALINA., AND AS MANY SLOW DOWN SIGNS AS NECESSARY TO BE PLACED THROUGHOUT THE COMMUNITY. SIGNS WILL BE ATTACHED TO EXISTING LAMP POSTS, AS IS ALREADY DONE THROUGHOUT THE COMMUNITY. MOTI 2ND'D . ALL IN FAVOR.

THE LANDSCAPE ART CONTRACT WAS SIGNED.

MOTION

MOTI MOTIONED TO HAVE THE MONUMENTS CLEANED 1 X PER YEAR, IF NECESSARY, TO BE CHECKED IN NOVEMBER OF EACH YEAR. WE WILL GET THREE BIDS FOR THIS. CAROL 2ND'D . ALL IN FAVOR.

MOTION

MOTI MOTIONED, IN AN EFFORT TO COMPLETE THE SETTLEMENT WITH ENGLE, TO REPAIR THE LETTERING IN EACH MONUMENT SIGN WITH GOLD PAINTING AT A PRICE OF \$175.00 PER MONUMENT. GREG 2ND'D . ALL IN FAVOR.

MOTION

SAL MOTIONED TO ACCEPT BID FROM 'POOL EXPERTS' TO MAINTAIN OUR POOL AND POOL EQUIPMENT. CAROL 2ND'D . ALL IN FAVOR.

PER DEE, THERE IS A HOME, LOT 24B, WITH A KIDDIE, ABOVE GROUND POOL. THE HOMEOWNER IS REQUESTING TO KEEP IT UP. OUR DOCS DO NOT ALLOW THIS. WE WILL GIVE THE HOMEOWNER 30 DAYS NOTICE TO TAKE IT DOWN.

THERE WAS AN OPEN FORMUM

MOTION

SAL MOTIONED TO ADJOURN MEETING AT 10:00 PM. JOHN 2NDD. ALL IN FAVOR.