

BOARD OF DIRECTORS MEETING
MINUTES OF THE MEETING
TUESDAY, SEPTEMBER 26, 2006

The meeting began with a Call to Order by Moti at 7:30 P.M. In attendance were Moti Adika, John Agresti, Greg Lee and Sal Gullo. Absent was Carol Antoine. There were 10 attendees at this meeting. The minutes of the meetings for July and August were read. John motioned to accept, 2nd. by Moti and approved.

The first Open Public Forum was held:

A Dry Cleaning Company was soliciting business in the community by placing leaflets on the front doors. It is against community rules to allow this kind of advertising.

Benchmark was charged with the responsibility to contact the company in question and advise them not to participate in this activity.

Officer JP at the Guardhouse called a homeowner to alert him of a visitor. It was not the proper homeowner and JP just hung up without any courtesy to the homeowner. Again, Benchmark will contact Fortress Security to report the incident and recommend remedial action for JP which should include some Sensitivity Training.

The new Bulletin Board Notice Sign at the Front Entrance will be stored inside the Guardhouse and positioned outside, near the homeowner's entrance on an as-needed basis. It was suggested to purchase larger letters for the sign.

As part of the Business Review:

It was asked that is anyone who rents a home in the Grand Reserve to be subject to the same by-laws as any homeowners? It was determined that it is the actual homeowner who rents out his property must compel their lessees to obey these laws. Neither, the Board of Directors nor Benchmark can regulate the behavior of the renter, only the behavior of the homeowner.

Regarding the removal of Hurricane Shutters after a storm – it was determined that, after a review of the HOA By-Laws, that all Hurricane Shutters must be removed no later than 12 days after the “All-Clear” signal has been given by the City of Coral Springs.

Our Grand Reserve Website was hacked. The content of the website was compromised. It included racial materials considered within the realm of a “hate crime” and is now under the cooperative investigative services of both the Coral Springs Police Dept. and the FBI. IP addresses were discovered and noted for the investigation.

The Clubhouse rental agreement will be modified. The words \$150.00 Clean-Up Fee will now read: \$150.00 Usage Fee.

The October/November Clubhouse Party Rental Schedule was posted on the Website.

The Clubhouse Committee needs more volunteers to monitor these scheduled events.

It was suggested that the Board of Directors use the funding from the Website advertising to sponsor a “Wine & Cheese Evening”. This event could be held on a Saturday evening falling between Thanksgiving and Christmas.

Minutes of the Meeting, Tuesday, September 26, 2006 continued:

Overnight parking on community streets is against our By-Laws. Several cars were stickered. When they remained again overnight, they were towed away. The only exception is when the driveway has been seal coated. You can park overnight, but must place "crime-scene tape" or equivalent across the driveway to indicate that the pavers have been treated.

The new lamp-post is overdue. Benchmark to investigate the delinquent delivery. Street light shut-off timer will be reset to shut the lights earlier. We will make changes to the timer as any feedback may require. It was noted that there are 3 street lights that are not working.

Several homeowners' are not obeying the "Scoop after your Pet" rule. Mr. Greg Lee had already posted a by-law reminder on our website. Now, a scoop-poop-posting will be put up onto the new bulletin board at the front entrance.

Our present landscaping contractor has been negligent in several areas. They are not as diligent as when initially contracted. Bids for a new landscaping contractor were solicited. Broward Landscaping Company was determined qualified. Moti motioned to change to Broward Landscaping Company. John 2nd'd. all were in favor. Benchmark to deliver a 30 days termination notice to Landscape Art Company.

The community Fire Hydrants require painting. Benchmark to determine if this is a responsibility of Grand Reserve or of the City of Coral Springs.

Community Inspections revealed many roof tops that require pressure washing. After this year's hurricane season is ended the clean-up notices will be given out.

As of the end of August, our budgetary spending in most categories is on the anticipated schedule. Some categories are doing better than budgeted, non are over-budget at this time. Insurance costs for 2007 will increase approximately 30% and FPL will increase service charges by 30%.

The Board of Directors will post a Financial Committee Budget Meeting to review these developments for the budget for 2007.

The second open form produced no new comments.

At 8:47 PM, John made a motion to adjourn, Greg 2nd'd. All in favor and the meeting was adjourned.