

EAGLES MASTER ASSOCIATION INC. BOARD OF DIRECTORS BUDGET MEETING HELD JULY 2005

Minutes for EMA Board of Director's Meeting July 18, 2005 at the office of The Property Group of Central Florida

The meeting was called to order at 6:42 PM by President Bruce Derby.

The secretary called the roll. A quorum was attained with ten of the eleven directors present – Bruce Derby, Mark Clements, Craig Coe, Randy Greenberg, Rob Minisci, Jelena Mulin, Dick Richards, Jimmy Stewart, Tom Scoggins, Sergio Villereal. Secretary Adrienne Sundheim and Treasurer Dave Walsh were also present.

The minutes were approved by a motion made by Dick Richards and seconded by Randy Greenberg.

Dave Walsh gave the Treasurer's report and suggested cutting back the reserve contribution for 2005-6 because there is a \$7000 cash flow deficit. Motion to accept report and suggestion made by Richards and seconded by Greenberg, passed.

Meeting broke for the presentation by State Representative Kevin Ambler.

Meeting resumed with reports from the following committees:

1. Landscape & Beautification (Bruce Derby)
2. Newsletter (Leigh Slement)
3. Website (Craig Coe)
4. A.C.C.-delayed until later in the meeting

Discussion on the enclosed budget ensued.

Moved (Coe) and seconded (Greenberg) that item g) landscaping contract be vendor non-specific. All other items on the new budget were accepted per motion by Richards/Minisci. Budget adopted unanimously.

- a) Recommendation of Executive Committee to award Provident Security the Security Contract and approve 25c increase to guards was therefore accepted;
- b) Diane Perry \$1/hr increase effective October 1, 2005 was therefore approved;
- c) Expenditure of new security vehicle at a total cost of \$12,733.45 inclusive of extended warranty was therefore formally approved;
- d) Recommendation for accommodation in the budget to provide for best bid to install camera equipment at the back entrance was therefore accepted;
- e) Recommendation to approve repaving of Nine Eagles Drive from entrance to t-junction at Nine Eagles Entry Drive in February 2006 securing a bridge loan to fund was therefore approved. In addition improvements towards troublesome drainage areas along Nine Eagles Drive before repaving project was therefore also approved as well as solution toward apron of paved area before main entrance;

- f) Recommendation to approve best price work to be implemented to back guard house to eliminate port-o-potty for an amount not to exceed \$7,700 was therefore approved;
- g) To retain landscaping services and accept 3% increase was therefore approved;
- h) To retain the services of The Property Group for management services and accept 3% increase was therefore approved;
- i) To retain the services of Aquagenix for lakes maintenance and accept 4% was therefore approved.

ACC Committee-Bruce Derby presented the amended draft schedule for matters that should or need not be brought to the Master ACC for approval. New form approved by motion (Mulin/Greenberg). Carried.

Old Business:

- A. Kingsmill Tract discussion tabled, pending attorney's opinion.
- B. Common area tract transfer also tabled, pending legal resolution.
- C. Golf Club report
 - 1) Park-work pushed back to next July. Committee will be formed
 - 2) Cell tower-Verizon will be second co-locator (with T-Mobile)

New Business:

- A. New flag for cell tower is on its way
- B. Golf Club members (non-residents) may be issued decals if request is made and membership fees are paid.
- C. Community wide offer from Bright House was turned down by the Board.
- D. Meeting for discussing solid waste expansion on Linebaugh was announced.
- E. Mosquito Control will be spraying in the Eagles Very Soon.

The chair entertained questions and comments from the audience.

Next meeting is scheduled for September 12.

Meeting adjourned at 9:15 PM.

Respectfully submitted,
Adrienne Sundheim, Secretary

Attachment: Approved/Adopted Budget for the fiscal year 2005/06