

October 22, 2010

Homeowners' Association Meeting

- The meeting was called to order by Angela Washington, President of the association 7:08 p.m.
- The reading of the minutes of the prior meeting was read by Deborah Collins. There were no additions or corrections the minutes. Minutes were accepted.
- Miguel R. of SB Management spoke to the homeowners about turning the CSV community around. This included its finances, grounds and maintenance of the community. Miguel spoke about being very hands-on and that he will investigate all problems owners have. He shared that all complaints must be in writing to avoid any and all misunderstandings. He spoke about addressing the violation in the community and administrative issues. He informed owners that they should have a copy of the Condo Documents. All violations will be addressed based on the rules and regulations outlined in the Condo Docs. Satellite dish location on the property was discussed. Miguel mentioned that the board might want to consider other alternative to providing satellite dish service to homeowners. Painting of the patios based on the Condo Docs was discussed briefly. Unauthorized changes to the common areas of the property were discussed as well as the parking of unauthorized vehicles on the property. Miguel indicated that he would give owners his email address as a contact Miguel indicated that owners should see a turnaround a year's time.
- Regarding CSV case with Trintec, the insurance claim mediation hearing was moved to the end of the meeting to be addressed by the association attorney.
- Introduction of the SB Management personnel was conducted.
- Mike Haines of SB Management addressed the homeowners regarding the introduction letter that was sent out by SB Management discussing:
 - Payments and where to send them
 - Ordering of new coupon book with 13 coupon payments starting Dec. 2010
 - Landscaping in front and around the entrance of the community before the holidays.
 - Re-installing the security gate
- Juan, SB Management, gave homeowners a summary of the situation related to CSV delinquencies and how squatters could take over units in the community and don't pay. He shared how this situation could impact the CSV community financially. During this meeting, Juan asked the homeowners for their permission to allow the CSV Board of Directors to draft a letter giving APG and SB3 Receivership permission to collect on delinquent accounts. The homeowners present at the meeting were all in favor of granting the Board permission to allow APG and SB3 permission to collect on delinquent accounts.

- Peter Fullerton, association attorney, spoke about the litigation case with Trintec. Peter shared that the trial date is set for January 2011. He also shared that Pistorino, architect, engineer and expert witness for CSV/Trintec trial, recently spent days participating in depositions and is committed to the CSV community regarding the Trintec case. Peter also asked for a show of hands from the homeowners that had their homeowners insurance policies pay for the damages due to Trintec negligence. A few owners were identified by a show of hands.
- The motion was made and the Board unanimously agreed to purchase the Termite Warranty from the current pest control provider.
- The floor was opened for questions/Concerns
- The meeting was adjourned at 8:55 p.m.

Minutes were recorded by Deborah Collins
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