

LENNOX ISLE HOMEOWNER'S ASSOCIATION
MINUTES OF THE BOARD
12/14/06

All Board Members present; Jonathan Yellin, Tamara Ketchum, Maria Zvolenski, Mika Garry & Jill Maurer.

The floor was opened to homeowners to voice concerns or ask questions:

A resident expressed their concern about the renters with the barking dogs and their children who play loud music from their cars. Jane Brock will send them a letter.

Jonathan Yellin called the meeting to order at 7:20 PM.

Website – Jill will speak to Amy about hosting the site or training her to keep the site updated. This will be a great tool for keeping the community updated.

The proposed budget for 2007 was discussed. Several owners and Board members would like to see new pool/patio furniture for the pool area. It is one of the nicest amenities the community has, yet the furniture is either missing or broken. Also, Trees need to be replaced around the community. One shade tree was requested for the tot lot area. There is also a new line item for hurricane expenses (never before done). All of these things cost money. Presently the budget is \$243.00 per quarter. Everyone agreed that there had not been any real increases over the years to cover price increases or cost of living increases. The 2007 calls for an approximate 22% increase over last year budget. The 2007 budget will increase to \$315.00 per home per quarter. Jill Maurer made a motion to accept the proposed budget, seconded by Mika Garry. All in favor. Motion carried.

Jane will get with Maria and Mika to look at patio furniture and get prices.

Effective January 2, 2007, the gate code will change to *0315. Too many people have the old code and by changing the codes periodically, we will keep the front gate secure. Brock will send a letter to all homeowners informing them of the Board decision to change the code.

Tamara Ketchum made a motion seconded by Mika to adjourn the meeting. All in favor. Motion carried.

Respectfully,

Mika Garry