

LENNOX ISLE HOMEOWNERS ASSOCIATION  
MINUTES OF THE BOARD  
4-26-07

All Board Members present and accounted for: Jonathan Yellin, Mika Garry, Tamara Ketchum, Maria Zvolenski and Jill Mauer.

Before Jonathan opened the floor he mentioned the flyer that was posted on everyone's door from a Board member. He wanted all the owners to know that he himself spoke to Tamara Ketchum and she will not do anything like that again.

Tamara spoke on her behalf and said she put the flyers out to inform owners what houses were available in the community incase any family or friends wanted to move in to Lennox Isles. She apologized and won't do it again.

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

- Dead trees by pool- Brock was asked to have them removed
- Lights by pool not working – Brock will look into it
- FPL lights – Tom Etter gave his report and a contract for the three new lights by the recreation area. He suggests we use a third party to dig the trench and lay the conduit for FPL.
- Rats – a homeowner voiced her concern about seeing rats – The consensus was that living on the lake/canal is always going to bring water rats. Owners should police their own property and the Association will keep an eye out on the common area.

Jonathan Yellin called the meeting to order at 7:15 pm

The minutes were read from the previous meeting –Mika made a motion seconded by Tamar to accept the minutes as read. All in favor, motion carried.

Rules and Regulations- Jonathan worked very hard to use what is in the declaration and put in out for all to understand so the Board can enforce these rules. Mika make a motion, seconded by Maria to approve the R & R and mail them to all owners. Motion Passed

Finances – we discussed the past due delinquencies. Anyone 15 days late will be assessed a \$25.00 late fee. The a statement within 15 days asking for payment, then 15 days after that another statement saying they have 5 days to pay or it goes to the attorney. Mika made the potion to implement the collection process, seconded by Maria. All in favor. Motion carried

Driveway colors – Until further notices no ARC forms will be approved for driveways until new colors are chosen for both the driveways and house colors.

The website is up and working thank you Jill and Jane.

Mika made a motion seconded by Jonathan to adjourn the meeting. Next meeting will be on May 10, 2007.

Respectfully,

Jane Brock  
Property Manager