

LENNOX ISLE BOARD OF DIRECTORS MEETING MINUTES

agreed that the parents of the child should receive a Certified Letter informing them of the damage and request payment for the repair of this sign.

- J. Yellin reported on a Prowler that was spotted in the community for which the police were called. The police reported that they may have seen a suspect matching the description but did not have enough evidence to pick up the person for questioning.
- J. Yellin reiterated that Security Patrols will initially be at random times in order to send a message to the offenders. It will also be ordered for Holiday weekends and School vacations.

VIOLATIONS

J. Brock reports that 42 violations were recently sent out and there are 3 homeowners who have received 2 or more letters and are ready to be turned over to the attorney's. Of the 3 being turned over, 2 are from absentee homeowners who rent their property.

Discussion: The policy was reviewed and remains that a homeowner will receive 2 violation letters and if there is no resolution, the Association may either perform the work and bill the homeowner (third party entry) or it may refer the matter to the attorney. Generally speaking, the association will perform a third party entry on landscaping violations, but all other violation will be referred to the attorney if the violation is not resolved. Renters are required to pay a \$500 deposit and 3rd party entry fees can be deducted from this. J. Brock stated that homeowners that have not paid the deposit have been placed on notice that if the Association has not received a new lease agreement within the next year, they will be required to submit the deposit and agreement at that time.

Legal Fees: J. Yellin advised that the Association continues to incur excessive legal fees since these fees cannot be recouped in cases that do not involve collection of dues or assessments.

FINANCIAL

J. Yellin reported that with regard to Accounts Receivables, there are a few houses that are in foreclosure that owe significant dues to the Association. However, he is doubtful that the Association will be able to collect as there is likely only minimal equity in the home and the bank will be paid first.

M. Kaplan: Suggested that if legal fees exceed budgeted amount then Association should special assess rather than take money from elsewhere in the budget.

B. Spalding and K. Etter: commented that calls to the Management Company are not being returned. J. Brock advised that she returns most calls within 24 hours. J. Yellin suggested that homeowners also try using the website to communicate with the Board and/or sending a letter or fax to the Management Company.

Meeting adjourned at 8:25 PM.

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Date: January 10th, 2008

Location: Lennox Isle Fitness Center

Attendees: Jonathan Yellin, Jill Maurer, Mika Garry, Jane Brock

Absent: Maria Zvolenski, Lea Amico

Meeting called to order

7:10 PM

OPEN FORUM

START OF REGULAR MEETING

7:25 PM

APPROVAL OF MINUTES

The minutes from the December 2007 meeting were previously sent to the Board via Email and reviewed prior to this meeting. M. Garry made a motion to accept the December minutes. This was seconded by J. Yellin and unanimously approved.

OLD BUSINESS

Common Area Update

J. Maurer has consulted with Sandy Gerber from the Gerber Group who is the vendor handling this project. He advised that the benches that were originally ordered for both the Tot Lot and the Tennis Court areas were damaged upon arrival and new ones are being sent. This will delay the installation. Additionally, the existing benches were damaged when removed, due to improper installation by the builder, and are unusable for placement facing the lake. Therefore, additional benches will need to be order for this purpose. J. Maurer made a motion to purchase 2 additional benches from the Gerber Group, not to exceed \$250, for placement at the lake. This was seconded by Mika and passed unanimously. Additionally, J. Maurer will contact the Gerber Group regarding the placement of the benches under the sun shades at the Tot Lot as it does not appear that 2 benches will fit, as originally planned. J. Brock will contact him regarding the picnic tables and their deterioration.

Security Update

- J. Yellin provided an update and noted that the first day of the Security Patrol, the CSPD broke up a party on 117th Avenue in which there were cars blocking the street and the music was a nuisance. The homeowner was sent a letter and spoken with by the Management Company.
- J. Maurer provided information regarding resident kids at the Pool who were setting off firecrackers and who damaged a sign while doing so. The Board