

**LENNOX ISLE HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD**

1/27/09

Board Members present and accounted for: Jonathan Yellin, Mika Garry, Maria Zvolenski, Lea Amico & Mark Massingham.

Jonathan Yellin called the meeting to order at 7:45 pm.

All Board members were in attendance. Mark Massingham made a motion to accept the minutes as read seconded by Mika Garry. All in favor motion carried.

Financial – Jane Brock went over the financial statement and the accounts receivable for last year, Maria made a motion seconded by Lea to approve the financials as presented.

Security – We discussed adding additional cameras in the fitness center and on the outside of the fitness center aim at the pool and parking lot; this is due to the current vandalism at the fitness center. Mika made a motion seconded by Lea to get the cameras not to exceed \$3000, all in favor motion carried. Mark Massingham will like to see a demo tape prior to purchasing any cameras.

Tennis Courts- Brock to get prices on resurfacing the tennis courts for the next board meeting.

Elections-There was not a quorum of the membership; therefore Jon Yellin and Mark Massingham will serve another two year term.

Neighborhood watch committee- Dan, Susan & Marty were pointed to serve on this committee. Maria made a motion seconded by Mika to approve these appointments.

Maria made a motion, seconded by Lea to move to quarterly meetings.

Jonathan Yellin made a motion to adjourn the meeting at 9:00 seconded by Lea Amico all in favored motion carried.

Jane M. Brock
Property Manager

LENNOX ISLE ASSOCIATION
MINUTES OF THE BOARD

4-30-09

Board Members present and accounted for: Jonathan Yellin, Mika Garry, Maria Zvolenski, Mark Massingham & Lea Amico. Open Forum – No one other than Board members were present.

Jonathan Yellin called the meeting to order at 7:05 pm.

Mika Garry made a motion to accept the minutes as read; seconded by Lea Amico. All in favor, motion carried.

Violations – Brock Property Management presented the violation log to the Board. She was told to give 15 days to those owners who have not maintained their lawns.

Gym Equipment – The stair stepper is broken and beyond repair. Brock Management had received a few phone calls from owners who use the gym every day to not replace the stair stepper but get another elliptical machine. Brock reported they cost about \$2300.00. Mark Massingham made a motion to replace the broken piece with the Elliptical, seconded by Mika. All in favor. Motion carried. Mark is working with the surveillance company to get prices on a new DVR for the clubhouse.

Perimeter Fence – Mark Massingham reported that Heinz fence made the repair to the north side wall to keep people from cutting through the property. He wants to get a price from them to put additional fencing on the south side of the property. Maria made a motion seconded by Mark to get the fence erected but not to exceed \$1500.00. All in favor motion carried.

Tennis Courts – Mika Garry said that the tennis courts were in bad shape. She has a proposal to resurface the tennis court for \$6,964.00 & \$1,485.00 to resurface the basketball courts. Mika made a motion, seconded by Maria to go forward with the two projects with FLAF Sports Services. All in favor. Motion Carried

Pool – Brock reported that one of the table tops was broken at the pool as well as the umbrellas. Jane suggested getting industrial grade umbrellas approx \$300.00 each and a top that will not break or shatter approx \$200.00. Maria made a motion seconded by Jonathan to do as Brock outlined above. All in favor. Motion carried.

Jonathan Yellin moved that All of the above projects will come out of the reserve account. These are all capital improvements and are budgeted for reserves. Seconded by Mika Garry. All in favor. Motion Carried

Pre-paid maintenance and security for off site owners – The Board discussed the increasing number of owners that are not paying assessments on time, and are not maintaining their home. A disproportionate number seem to be rental homes. Maria Zvolenski made a motion second by Lea Amico to get a prepayment of one (1) year of assessments for all offsite owners (renters, seasonal renters, etc.), which would allow the Association to apply the prepaid assessment to any unpaid assessment (regular or special), third-party entry fees (if Association is required to undertake repairs or maintenance on a private lot, upon refusal of the owner to comply with a violation letter). We currently collect a security deposit of \$500.00 from renters. The Board will have to look into changing this rule and then discuss at the next meeting. The matter was tabled.

Maria Zvolenski made a motion to adjourn. Motion seconded by Mika Garry. Meeting adjourned.

LENNOX ISLE HOMEOWNER'S ASSOCIATION
MINUTES OF THE BOARD
9-17-09

Board Members present and accounted for: Jonathan Yellin, Mika Garry, Maria Zvolenski, Mark Massingham & Lea Amico. Open Forum – Phyllis had questions about Foreclosures. A couple of homeowners asked if we were going to have security for Halloween.

Jonathan Yellin called the meeting to order at 7:30pm.

Mark Massingham made a motion to accept the minutes as read; seconded by Lea Amico. All in favor, motion carried.

Violations – Brock Property Management presented the violation log to the Board. Anyone who has received a 3rd violation will have 15 days to correct it and any landscaping issue will only have 5 days to correct.

Gym Equipment – Jane reported that the elliptical machine was back ordered, and should be in in about 6 weeks.

Tennis Courts – Tabled after Hurricane seasoned.

Jonathan Yellin introduced attorney Claudine Burke to the Board. Mrs. Burke will be handling all future collection and violation matters. Brock Property Management will work with Mrs. Burke and turn in any owners who are delinquents and have not paid their dues effective tomorrow. Mika made a motion seconded by Lea that owners who have not paid by the 15th will get a 15 day letter from Brock and if they do not respond within 10 days will automatically turned over to Claudine Burke.

Maria Zvolenski made a motion to adjourn the meeting at 9:00pm seconded by Mark Massingham. Meeting adjourned.

Respectfully submitted

Jane M. Brock
Property Manager

LENNOX ISLE HOMEOWNER'S ASSOCIATION
MINUTES OF THE BOARD
11-19-09

Board Members present and accounted for: Jonathan Yellin, Maria Zvolenski, Mark Massingham & Lea Amico. Mika Garry was absent.

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

Lea Amico made a motion to accept the minutes as read; seconded by Maria Zvolenski. All in favor, motion carried.

Budget- Jonathan Yellin discussed the 2010 Budget. After reviewing the budget, the Board feels no increase is needed. Lea made a motion seconded by Maria to approve the 2010 Budget keeping the quarterly dues at \$430 a quarter.

Gate House- We discussed the rodent problem in the guard house. Jonathan made a motion seconded by Lea to hire someone to go in and try to seal up all the possible holes or entry points that the rodents are getting in through. By doing this, it will keep the security equipment free of rodent droppings, and damage the rodents caused by chewing the wires.

Mark Massingham made a motion to adjourn the meeting at 8:30pm seconded by Maria Zvolenski. Meeting adjourned.

The next meeting will be held at December 11, 2009.

Respectfully submitted

Jane M. Brock
Property Manager

**LENNOX ISLE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
MINUTES OF THE BOARD
12-11-09**

Board Members present and accounted for: Jonathan Yellin, Maria Zvolenski, Mark Massingham, Lea Amico and Mika Garry.

Jonathan Yellin called the meeting to order at 7:00pm.

Lea Amico made a motion to accept the minutes as read; seconded by Maria Zvolenski. All in favor, motion carried.

Business- Jonathan Yellin announced that nobody submitted their name to run for the Board and there was not a quorum of the members for this meeting; therefore the three Board positions will remain for two years. They are Jonathan Yellin, Mika Garry, and Maria Zvolenski.

A brief discussion for 2010 projects are the men and ladies bathrooms need to be re-done, mailboxes need to be repaired and painted and landscaping around the property. One other thing that needs to be addressed are the medallions against the wall on Coral Ridge Dr.

Meeting adjourned at 7:40.

Respectfully submitted

Jane M. Brock
Property Manager

LENNOX ISLE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
MINUTES OF THE BOARD
04-15-10

Board Members present and accounted for: Jonathan Yellin, Maria Zvolenski, Mark Massingham, Lea Amico and Mika Garry.

Jonathan Yellin called the meeting to order at 7:00pm.

Mark Massingham made a motion to accept the minutes as read; seconded by Lea Amico. All in favor, motion carried.

Financial update- The Board went over the financial update as of February. Mika made a motion seconded by Lea to approve the financials as distributed.

Business:

Landscaping: We discussed several things. Mika commented that the landscaping needed improvement. It is very hard for a realtor to show the houses in the neighborhood without lush landscaping. After discussing, the Board agreed with Mika, and agreed to address the landscaping issues.

Speed bumps: Again the Board is concerned with speeders in the community and wants to install speed bumps. The Board agreed to install bumps through out the community.

Fitness center: There are dangerous tiles that are coming loose from the wall in the bathroom. Everyone agreed that it was unacceptable to leave the bathroom (or any other common area) in a dangerous condition, and that the loose tiles and broken shower bench would need to be repaired. A bathroom renovation plan was discussed whereby the shower stalls would be removed since the shower was never used and was a target for vandalism.

Lawn Service: The Board discussed providing tree and/or lawn service to all owners. After much discussion, it was agreed that community lawn service would require a community vote, so the matter will be discussed at the next meeting.

Legal Matters: The Board considered initiating legal action against owners that have not complied with violation letters.

Meeting adjourned at 8:20.

Respectfully submitted,

Jane M. Brock
Property Manager

LENNOX ISLE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
MINUTES OF THE BOARD
08-31-10

Board Members present and accounted for: Jonathan Yellin, Maria Zvolenski, Mark Massingham and Lea Amico.

There was an open forum and a few homeowners asked questions and one homeowner in particular wants to see the website updated, the Board of direction will get all the information together and have this updated before the next meeting.

Jonathan Yellin called the meeting to order at 8:05pm.

Mark Massingham made a motion to accept the minutes as read; seconded by Lea Amico. All in favor, motion carried.

Financial update- The Board went over the financial update for the last quarter. Maria made a motion seconded by Lea to approve the financials as distributed.

Business- After the last Board meeting and the comments that the community looked bad, we made several modifications along coral ridge drive as well as the park area. We have gotten positive feedback and the owners are happy with the way things are looking.

Mika Gary resigned from the Board due to personal reasons and Susan Milstry has expressed an interest in serving on the Board for the last year, and she was appointed to serve out the remainder of Mika's term. Lea made a motion seconded by Mark, all in favor motion carried.

The bathrooms are currently being renovated for safety reasons. Lea would like to see about new carpet for the gym. Lea made a motion seconded by Mark to get prices on having the carpet replaced and the gym painted. All in favor, motion carried.

There are several trees that are overhanging into the street and hitting cars and hitting people as they are walking into the community. Those trees will be trimmed according to the Browar County's Everest.

Meeting adjourned at 8:50.

Respectfully submitted

Jane M. Brock
Property Manager