

APR 28/03

FIESTA HOMEOWNERS ASSOCIATION, INC.

FIESTA HOMEOWNERS ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON APRIL 28, 2003,  
AT 7:00 PM, AT WINGS PLUS, 9880 W. SAMPLE RD., CORAL SPRINGS, FL

A Board meeting of the Board of Directors of Fiesta Homeowners Association, Inc. was held on Monday, April 28, 2003 at 7:00 pm, at 7:00 pm at Wings Plus, 9880 W. Sample Rd., Coral Springs, FL. The meeting was duly posted.

Those members present were Debbie Luongo, President, Pat Cullins, Secretary, and Jerry Leuschen, Treasurer. Present from Residential Management Concepts, Inc. were Richard Clem and Perla Franklin

Debbie Luongo called the meeting to order at 7:35 pm.

MINUTES:

Change Pat Cullins and Jerry's titles. Jerry moved not to accept the minutes until they are corrected. Seconded by Debbie. All in favor. Motion carried.

FINANCIAL:

Richard Clem reported that the Cash Operating Account status as of April 28, 2003 is as follows: Kislak National Bank, \$13,414.97, the Cash Replacement Account is: Bank Atlantic \$16,663.05, Peninsula Bank, \$34,634.13 Providian CD (7/25/03) \$79,088.36. Total \$130,385.54. The unaudited total is: \$143,800.51.

The delinquencies have substantially decreased since Collector took over the collections.

Debbie asked if the CD will be rolled. Richard said that it depends on the market and interest rates. The reserves is saved for roof replacement, road and sidewalks, painting, pool, interest reserves. As of 3/31/03. The money has to stay in the reserves account and put the money into a CD that will yield good interest.

Jerry moved to accept the financial reports. Debbie Luongo seconded. All in favor. Motion carried.

OLD BUSINESS:

**Camera:** Debbie spoke to Rita. She said that it was not suggested to spend the money for the camera right now. Rita advised to put a line item for the camera in the next budget. Richard brought a camera which was bought when Walt was on the Board. Pat

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said that it is not adaptable, and it's a residential camera. Pat stated that with the existing system a mini tote to the TV should be added. The system needs something to reset the TV when the electricity goes out. The tote costs about \$400. The tapes need to be replaced. 24/7 tape. The VCR records slower than a regular VCR. Jerry moves to buy an LCD 410 system for \$555.00 plus tax. Seconded by Debbie. All in favor. Motion carried.

Trash cans, commercial parking will get automatic fines. Violation letters will go out for violators of ARB's and other repairs violations. After the violation letter goes out with 14 days, then send certified letter advising them, then they will have 48 hours to correct or we will fix it at their expense.

**POLAROID CAMERA:** Debbie bought a camera and film. Debbie paid \$54.83 to be reimbursed by the Association. Camera given to Pat to carry and use. The camera will be used for violations.

Mulch around pool: Pat recommends to put mulch around the hedge by the pool. Debbie moves to put mulch around the pool excluding pool coffin and put flowers on both sides of the gate entrance. Seconded by Pat. All in favor. Motion carried.

Playground: J. Lynn Const. To draw blueprints. Debbie presented a brochure with pictures and prices: Get prices for ground preparation. The estimated cost is about \$15,000. Tabled until next board meeting after reviewing the financial status.

Rules & Regulations: Tabled to next Board meeting. The Board will be bringing the revised rules to go over at the next meeting.

Re-stripping: Richard received bids, the lowest was \$27,500. Sealcoating has to be redone every two years. Richard suggest to restripe the entire community. Redoing stop sign. For \$6,200 two years. Debbie moved to re stripe the entire parking and to repaint and stencil every parking stop, all speed bumps, all traffic street traffic markings at a cost of \$6,200.00 Seconded by Jerry. All in favor. Motion carried.

Letters need to go out prior to starting. Towing will be done if people don't move their cars.

**NEW BUSINESS:**

Janitorial. Janitor needs to wear an RMC T-Shirt on. Keep clipboard by the pool area.

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Air freshener in the bathroom: Debbie brought samples of air freshener and deodorizer with containers. \$60.00 per case including batteries. \$10.00 each container. Jerry moved to purchase two air fresheners for \$20.00 and a year supply, two cases. \$120.00 for a total of \$140.00 plus tax. Seconded by Pat. All in favor. Motion carried.

Pressure cleaning has been approved when conducting a phone poll by the Board of Directors. To be started in the month of April. Cost is 5698.00.

Vending machine: A proposal for cost and profit was presented. Association will have a profit of 20 cents per can. 75 cents will be the purchase price. Debbie moves to install the soda machine by the pool. Seconded by Jerry. All in favor. Motion carried.

There being no further business before the Board, Debbie moved to adjourn the meeting; seconded by Jerry. All in favor. Motion carried. The meeting was adjourned at 9:34 PM.

Respectfully submitted  
On behalf of the Secretary  
Fiesta Homeowners Association, Inc.