

FIESTA HOMEOWNERS ASSOCIATION, INC.
C/O Residential Management Concepts, Inc.
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MINUTES OF THE BOARD OF DIRECTORS FIESTA HOPMEOWNERS ASSOCIATION, INC.HELD ON WEDESDAY, SEPTEMBER 22,2004 AT THE FIESTA POOL.

A duly posted Board meeting of the Board Of Directors of Fiesta Homeowners Association was held on Wednesday, September 22, 2004 at the Fiesta pool.

Those members present were Gerri Leushen; President, Pat Cullins, Secretary, And Debbie Luongo was absent but available on speakerphone. Present from Residential Management Concepts was Richard Clem and Wendy Stier.

Richard Clem called the meeting to order at 7:10 P.M.

Financial Report

Richard Clem read the cash summary report as of September 22, 2004. He stated that as of September 22, 2004 the cash operating account at Kislak National Bank was \$9,511.08, and the cash replacement account were as follows: Bank Atlantic \$ 24,916.81, Penninsula Bank, \$1,980.80, and Fidelity Federal Money market, \$81,145.66. This makes for an unaudited total as of September 22, 2004 of \$127,554.35

Richard Clem also stated that the collection amount has been greatly reduced to \$ 11, 608.17.

PROPERTY REPORTS

A lengthy discussion ensued regarding the trees down from the recent hurricanes. Geri Leushen stated that the annual tree trimming is usually completed in late August when the trees are in full growth, however due to the hurricanes, it will be finished sometime this fall.

Additionally, Richard Clem reviewed with the homeowners what the Association is responsible for and what is the homeowners' responsibility. He stated that the Associations insurance covers the Association property and the roofs and structures of the outside of the building only. Excluding the roofs, everything else on the outside and inside of the unit is the homeowners' responsibility.

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Richard Clem conversed with the Board and the homeowners about various violations including what are the proper procedure for garbage removal and the ARB process for modifications outside of the unit.

Gerri Leushen stated that the permits have been approved for the community playground which will be built by the pool.

OLD BUSINESS

A lengthy discussion ensued regarding new gates for the community. Several of the homeowners in the audience voiced their opinion as to whether or not they wanted new gates. Gerri Leushen stated that the Board received three bids for gates. Gerri Leushen briefly reviewed some of the specifics regarding the proposals for new gates. Debbie Luongo moved to do a consensus mailing to the community, seconded by Pat Cullins. All in favor. Motion carried. RMC was instructed to draft and mail this letter.

NEW BUSINESS

Gerri Leushen stated that the pool has been closed due to the damage to the pool pump from the hurricane and as soon as the part comes in for the pump the pool will open.

In reference to roof damage and repairs Gerri Leushen instructed RMC to contact J. Lynn Construction for repairs.

The Board of Directors and the homeowners also discussed the possibility of having a Fiesta website which would be an excellent tool to disseminate pertinent information in the community. The details of the design and hosting of the website will be researched further.

There being no further business before the Board, the meeting adjourned at 8:20 P.M.

Respectfully Submitted,
On Behalf of The Board of Directors of Fiesta Homeowners Association, Inc.