

**Fiesta Homeowners Association
Board of Director's Meeting**

April 17, 2006

Minutes

Meeting held at: The pool

Board members in attendance: Donald Stephan
Daniel Moen

Meghan Brown

Property Management: CJ Canfield
Suze Hirning
Carol Hunter
Alice Genon
Leo Moreira
Marina Vasile

Meeting called to order:

Representative from JBH was present at the meeting and gave a synopsis to the residents regarding the insurance financials and the repairs that were needed for the community. He gave residents updates on the roof and the hurricane damages.

Mike Augone, independent certified public accountant went over financials that need to transfer \$10,000 from the reserve. Motion was made by Jose and seconded by Don to transfer \$10,000 from the reserve to operating for immediate payment to cover some bills that need to be paid.

Discussion was had regarding the need to amend the documents regarding the 5% maximum rise in maintenance fees on a yearly basis.

Discussion was had regarding homeowners should be a member of the association to be on the board and an amendment needed there to.

Discussion was had regarding unit owner doors within the community. The association has extra doors on hand incase a homeowner needs to replace one. Homeowners can purchase doors from the association for \$350 instead of \$650 from an onsite source and paint them.

Minutes from prior meeting, were read by Meghan. Meghan made a motion to accept and Don seconded.

Don Stephan discussed changing of landscaping company due to the numerous complaints that had been received. They are moving to America's Lawn Care which were there he introduced himself to the residents. He stated he would be taking over the landscaping immediately and also that he has already done a wet check of the premises, changed some heads already, is fixing

routers and he's working his way around the community. He explained to the residents that the hedges will be attended to a monthly basis.

Discussion was had regarding tree trimming of the community. However this is separate from the landscaping bill. This is a necessary item that must be done on a yearly basis.

Discussion was had regarding the rules and regulations. Motion was made to invoke the rules and regulations that are already in force and affirm them to the community.

Discussion was had regarding violation of rules and regulations. Members will have 10 days upon receipt of their violation to correct their violation or pay fine or request hearing before fining committee. The following are volunteers who will be the fining committee.

Patrick Cullins
Tharon Woods
Diane Kruger
Sander Saniato
Giselle Galm

Discussion was had regarding parking problems within the community. Some sort of communications can be held with the community that they should park in their designated parking spaces and not pile up guest parking spaces to alleviate congestion in the guest parking.

Meeting was adjourned at 8:20 pm