

Fiesta Homeowners Association, Inc.

Margate, Florida 33063

Board of Directors Meeting

June 12, 2007

The meeting was called to order at 6:58 PM

Gary Steinberg, Lori Press-Vidal, Diane DeFranco, John Ferro and Eric Sanzare were present. Marita Ryan was not present. Dan Sugarman and Darlene Cook of Benchmark were present.

Motion was made to waive the reading of the meeting minutes from May 8 and approve them. Lori seconded motion and motion was carried unanimously.

Gary gave a Treasurer's report (copy of such was previously posted on Association website) and then gave the President's report including legal updates, community updates and notice of Gunning's resignation from the Board.

Current Board business was then discussed. The Association's insurance renewal was discussed (Diane). The need to get member approval for borrowing money for the Association's insurance was discussed and the need to send out proxies to the members in order to take out an insurance loan. Issues relating to the pendency of the roofing project were discussed, but as of the date of the meeting, there were many open issues and we had to wait for things to play out before taking any further action regarding the roofs. Issues relating to J. Lynn roofing litigation were discussed, as were issues involving the rules and regulations (Lori), gate repairs, landscaping contract expiration (Eric), ficus hedge project and association financial audit (John). No Board votes were taken on any of these issues, as all issues were not yet at the stage where further decisions needed to be made.

A hearing requested by an owner that received a fine for not cleaning up after her dog was held. Three members volunteered to sit on the tribunal. After testimony was given, the members voted to affirm the fine.

The meeting was adjourned at approximately 8:10 P.M. A good and welfare session followed immediately after the Board meeting.

Respectfully submitted by:

Lori Press-Vidal

Lori Press-Vidal, Secretary