

*Fiesta Homeowners Association, Inc.*  
Margate, Florida 33063

**BOARD OF DIRECTORS EMERGENCY MEETING**  
**December 6, 2007**

**Present:** Pres.-Lori Press-Vidal, VP-Wendy Roth, Sec.-Marita Ryan, Treas. Gary Steinberg, Lisa Cleter,  
Eric Sanzare

**Absent:** Frank Segale (excused)

The president called the meeting to order at 7:00 p.m.

Roll call indicated that all Board members except Frank Segale were present.

Lori presented to the Board the reason for calling this meeting. She explained that certain actions taken by Board member Eric Sanzare over the past year had caused problems for the Board and felt that, if not addressed and disclosed immediately, might continue to have an adverse affect on the Board, the Association and the membership at large.

Specifically, Eric had violated the rules of the Association on two occasions by renting a unit he purchased for investment purposes without Association approval (3352 Celebration Lane). The first tenant Eric rented the unit to without approval was caught lifting the back gate on several occasions. Eric was fined for these violations. As Eric rented the unit before the new directors were elected in early 2007, he was given the same opportunity as all other homeowners to disclose this without penalty, as long as he completed an application subsequently. The renter was in the process of being evicted, so an application was not submitted prior to the time Eric evicted her.

Then Eric rented the unit again, without Association approval, in October 2007. Upon discovering this violation, Eric was sent a violation letter – the same letter sent to all owners suspected of renting their unit out illegally. The letter demanded that Eric have his tenant screened immediately and pay all applicable fees. Eric failed to timely comply with this request, and, as of the date of this meeting, still had not completed the application process nor had his tenant screened. Eric's actions caused the Board, and Benchmark, to waste many hours of time and money with seemingly no regard for the voluntary nature of Board service, and the demands that it entails. Moreover, Lori explained that all of the remaining Board members agreed that Board members must be held to a higher standard, and Eric's actions could compromise the trust the community has given the remaining Board members since February 2007.

Moreover, recently, Eric interfered with the application for rent of another unit by discussing certain confidential issues to a realtor involved in the transaction. Earlier in the year, the Association incurred legal fees as the result of a non-involved Board member discussing matters with which they had little familiarity or responsibility. As money is extremely tight, the Board must be cognizant of every action taken by every Board member to ensure that problems are not caused by breaching the confidentiality of certain private transactions between the Association and individual members.

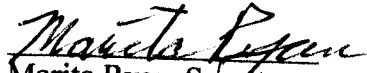
Lori explained that in the best interest of the Association, she had tried to resolve these matters with Eric without having to air the issues at hand in public. However, after several months, many emails and a great deal of wasted time, it was agreed that these matters had to be disclosed to the community at large. Thus, this meeting was called.

Eric denied discussing Board matters with the realtor. Unfortunately, the realtor attended the last Board meeting and Eric was not present, so the matter could not have been addressed then. Everyone agreed that the Board must follow all the rules of the Association. Moreover, all communications between a homeowner and the Association, which are private in nature, should go through Benchmark exclusively so that there would be no future problems as a result of Board members talking "out of school."

Board Members agreed that unity and trust are required if the Board is to be effective. We must work together for the good of all, attend meetings, and lead by example (follow the rules). We should also be attentive to the right to members' privacy and possibly use unit numbers and/or addresses rather than names at meetings.

A motion to adjourn was made by Lori, seconded by Gary and unanimously accepted to adjourn the meeting at 8:20 pm.

Respectfully submitted:

  
Marita Ryan, Secretary