

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 18, 2010
Minutes**

BOARD MEMBERS

Ron Shore	President
Steve Huff	Vice President
John Burnett	Treasurer
Mohit Bhargava	Director
Jeff Callo	Director

OTHERS PRESENT

Gary Martiny Community Management Services, Inc

ITEM I – Call to Order

President Ron Shore called the meeting to order at 7:00 PM in the Andalusia Clubhouse.

ITEM II - Open Forum - None

ITEM III – Approval of Minutes of Board Meeting held on January 27, 2010. John Burnett motioned to approve the minutes as presented. Jeff Callo seconded the motion and it passed.

ITEM IV – Association Manager’s Report – Ron Shore explained the leak at 1057 Avila – it was a leak from the unit above.

ITEM V – Treasurer’s Report – John Burnett

- ❑ John reviewed the financial report dated 01-31-10.
- ❑ The delinquency report dated 01-31-10 was also reviewed.
- ❑ The proposal for a reserve study was reviewed. Ron Shore explained the reserve study to the Board members. The Board agreed to do a review in November 2010, option #2 at a cost of \$1,800.00.
- ❑ The CPA report for the year ending 09-30-09 was reviewed by Ron Shore.

ITEM VI – Committee Reports

- ❑ Landscaping – Mohit Bhargava stated that the landscape committee didn’t meet this month. Ron Shore discussed the pruning of the palm trees. Lewis Tree Service’s bid in previous year was for \$10K. Mohit is to get two other bids.
- ❑ Pool/Clubhouse – Steve Huff – is getting a bid to clean all of the chairs in the clubhouse. John from Drainworks is to check the small water heater in the clubhouse. Steve Huff is to get a bid from a window company to clean all the windows in the complex and the homeowners would pay for it.
- ❑ Fountain – none Lighting – light bulbs are now being stored in the guard shack.

ITEM VII –Other Business – The Board conducted an Organizational Meeting

- **Steve Huff motioned to appoint Ron Shore to be President of the HOA Board of Directors. John Burnett seconded the motion and the motion passed.
Ron Shore motioned to appoint Steve Huff to be Vice President of the HOA Board of Directors. Jeff Callo seconded the motion and it passed.
Mohit Bhargava motioned to appoint John Burnett to be treasurer of the HOA Board of Directors. Jeff Callo seconded the motion and it passed.
Jeff Callo and Mohit Bhargava are both Directors at Large.**

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:05 PM. The next meeting is scheduled for Thursday, March 24, 2010, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date