

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 25, 2009
Minutes**

BOARD MEMBERS

DRAFT

Ron Shore	President
Steve Huff	Vice President
John Burnett	Treasurer
Vacant	Director
Jeff Callo (absent)	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

John Burnett made a motion to approve the minutes of the November 26, 2008 Board of Directors meeting. Steve Huff seconded the motion and the motion carried.

ITEM IV - Committee Report

- A. Landscaping – Ron Shore talked about the Bayscape’s installation of plants in the complex.
 - Bayscape’s annual 2009 contract was reviewed and signed by the Board.
- C. Pool & Clubhouse – pool is good for the season according to Steve Huff. Also, Steve reviewed the VGB project and said that Frank is going to finish it up by “diving” in late March.
- D. Fountain – no report given.
- E. Lighting – no report given.
- F. Hot Water System – Ron Shore reviewed the re-circulation system.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of January 31, 2009, were reviewed by John Burnett. He said that the financials look good. John reviewed the reserves as well.
- B. The delinquency report dated January 31, 2009, was reviewed by John Burnett.
- C. The Board reviewed the “authorizations to record notices of delinquent assessments” for Parcel # 507-0804-016. And to record notice of default on parcel # 507-0804-112. Ron Shore motioned to approve the authorizations. John Burnett seconded the motion and it passed.

Page Two

ITEM VI - Association Manager's Report

- A. Work Order History report for January, 2009, was reviewed.
- B. Out Going Correspondence – none reviewed.
- D. In Coming Correspondence – none reviewed.

ITEM VII –Other Business

- 1. The fire alarm issues were reviewed by Ron Shore. The following units are to be directed to attend a “Hearing” before the Board in March '09 – 39271 Marbella, 1065 Avila, and 953 Avila.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:00 PM. The next meeting is the annual meeting which is scheduled for Wednesday, March 25, 2009, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date