

**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 27, 2008  
Minutes**

**BOARD MEMBERS**

**Draft**

Ron Shore	President
Gailen Vick	Vice President
John Burnett	Treasurer
Neil Chen	Director (Absent)
Jeff Callo	Director (Absent)

**OTHERS PRESENT**

Gary Martiny                      Community Management Services, Inc  
One (1) homeowner

**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**

- Sally Rench talked about insurance coverage for the HOA.

**ITEM III – Approval of Minutes**

John Burnett made a motion to approve the minutes of the November 28, 2007 Board of Directors meeting as presented. Ron Shore seconded the motion and the motion carried.

**ITEM IV - Committee Report**

- A. Landscaping
  - The two companies for trimming all of the palm trees were reviewed: Bayscape's price is \$15,564.00. and Lewis Tree Service's price is \$9,850.00. Ron Shore motioned to use Lewis Tree Service for the price of \$9,850.00. Vick Gailen seconded the motion and it passed.
  - Ron Shore discussed the cyclone fence at the school across the street from the complex which is decreasing the value of the Andalusia HOA property. The property across the street is state property funded. Ron will try to meet with the school's officials.
- B. Pool & Clubhouse – no report was given.
- C. Fountain – Gailen Vick – The number of pumps running is down to one. Power usage should be less.

**Page Two**

- D. Lighting – Gailen Vick stated that three out of four lights have gone out on the fountain. He also reported that some street lights are out. Bayscapes will take care of the street lights.
- E. Parking – no report given.

**ITEM V – Treasurer’s Report – John Burnett**

- A. The financials of January 31, 2008, were reviewed by John Burnett.
- B. The delinquency report dated January 15, 2008, was reviewed by Ron Shore.
- C. The Board of Directors approved to place liens on two members: 126-12600120 and 126-12600450. Allied Collections to process.

**ITEM VI - Association Manager’s Report**

- A. Work Order History report for December, 2007, and January 2008, were not reviewed.
- B. 1016 Avila was reviewed. Draeger Construction to replace the window at no charge.
- C. The mini-split air conditioning installation existing units was reviewed by Ron Shore. Gailen Vick motioned to accept the air-conditioning system as policy. John Burnett seconded the motion and it passed.
- D. Out Going Correspondence – none reviewed.
- E. In Coming Correspondence – none reviewed.

**ITEM VII** –Old and New Business –none discussed at this meeting.

**ITEM VIII** – Newsletter – none to add at this meeting.

**ITEM IX - Adjournment**

There being no further business before the Board of Directors the meeting was adjourned at 8:10 PM. The next meeting is scheduled for Wednesday, March 26, 2008 at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date