

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 24, 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 – Dr. Vervace talked about his front door that has needed substantial repairs for over a year. Scheduling has been a problem. Gary to discuss with RPL.

ITEM III – Approval of Minutes of Board Meeting held on February 18, 2010. John Burnett motioned to approve the minutes as presented. Steve Huff seconded the motion and it passed.

ITEM IV – Association Manager’s Report

- The work order history report for February 2010 was reviewed.
- The A-Pro pest control issue of rodents at 973 Avila was discussed.

ITEM V – Treasurer’s Report – John Burnett

- John reviewed the financial report dated 02-28-10.
- The delinquency report dated 02-28-10 was also reviewed.
- The Board approved to record the notice of trustee’s sale for acct. # 126-126-00940.
- The letter from Bill Ricotti regarding the February 2010 financials was reviewed.

ITEM VI – Committee Reports

- Landscaping – Mohit Bhargava discussed the palm tree pruning bids. West Coast Tree Care was the best bid of the three submitted at \$7500 to prune all of the palm trees.
- Pool/Clubhouse – Steve Huff – all the chairs in the clubhouse were cleaned. The hot water heater in the clubhouse is fixed. The Board talked about non-residents still getting into the spa after hours. RPL to call Steve about the electricity for the spa pump.
- Fountain – none
- Lighting – none.

ITEM VII –Other Business

- ❑ The issue of using “Da Boot” – the “Guardian Wheel Lock” for illegally parked vehicles was reviewed. The Board talked about how it could be used to catch violators at Andalusia. Gary is find out about legal issues for the usage of the boot.
- ❑ Ron Shore talked about the issue of the on-site manager. Steve Huff said he is willing to do the job beginning on 05-01-10.

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 Wednesday, April 28, 2010, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date