

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

BOARD MEMBERS

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

OTHERS PRESENT

Gary Martiny Community Management Services, Inc
Six (6) residents

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

- ❑ Mr. Picker of 39271 Marbella Terraza discussed his displeasure with the \$400 fee for testing of his alarm system. The Board will deliberate and get back to him.
- ❑ Irving Rosen of 39292 Marbella Terraza said he is having plumbing work at his unit on 03-28-09 and asked what he needs to do to be prepared for it. Water shutoff, etc. Send the garage door opener instructions to him.
- ❑ Lucia Diaz of 1065 Avila discussed the alarm system violation at her unit. Board will deliberate and get back to her.
- ❑ The Board deliberated the issue of the missed alarm system violators – Mr Picker; David Lanferman; and Lucia Diaz; and decided to fine them \$50.00. They must be available on May 19th, 2009, and call Dan Burgoon of Statcomm to arrange a time to do the spring alarm system check. Gary M. is to send letters to each one.

ITEM III – Approval of Minutes

John Burnett made a motion to approve the minutes of the February 25, 2009 Board of Directors meeting. Steve Huff seconded the motion and the motion carried.

ITEM IV - Committee Report

- A. Landscaping
 - ❑ Bayscape's repairs of the concrete at the spa were reviewed. The spa needs additional repairs.
- B. Pool & Clubhouse – Steve Huff reviewed the VGB project and said that Frank of Bull Frog is going to finish it up by “diving” in late March.
- C. Fountain – no report given.

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- D. Lighting – David Lanferman of 953 Avila will be the new lighting committee head.
- E. Hot Water System – Ron Shore reviewed the system.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of February 30, 2009, were reviewed by John Burnett. He said that the financials look good. John reviewed the reserves as well.
- B. The delinquency report dated February 30, 2009, was reviewed by John Burnett.

ITEM VI - Association Manager’s Report

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

ITEM VII –Other Business

- A. 39242 – the issue of the hardwood flooring was reviewed by the Board.
- B. The Board reviewed the “open house” policy and paying for a front gate guard.
- C. Reduce the fine on Chris Dyson’s account to \$100 from \$150.
- D. The upcoming deck coating project was reviewed. The cost is \$30K in April and \$30K in September.
- E. Steve Huff asked about painting the wall in the clubhouse. Gary M. to contact Flores Painting and get them a workorder.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:35 PM. The next meeting is the annual meeting which is scheduled for Wednesday, April 22, 2009, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date