

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 24, 2008
Minutes**

BOARD MEMBERS

DRAFT

Ron Shore	President
Steve Huff	Vice President
John Burnett	Treasurer
Neil Chen	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

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

ITEM IV - Committee Report

- A. Hot Water System – Neil Chen
Neil talked about the problem with 39336 Marbella. Earlene Murphy stated that she has hot water and she is happy. Neil reviewed the progress report on the HOA's hot water system.
- B. Landscaping – Ron Shore reviewed the new contract with Bayscapes. No increase in fees.
- C. Pool & Clubhouse – Ron Shore talked about the R&S bid to replace the gate bearings.
- D. Fountain – no report given.
- E. Lighting – Mohat is to be informed about the lighting system issues. Steve Huff said there are some pool lites that need adjustment.

ITEM V – Treasurer's Report – John Burnett

- A. The financials of August 31, 2008, were reviewed by John Burnett.
- B. The delinquency report dated September 15, 2008, was reviewed by John Burnett.

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ITEM VI - Association Manager's Report

- A. Work Order History report for September, 2008, was not reviewed.
- B. The contract from Flores Painting to paint the pool fence was signed.
- C. The proposal from Statcomm to repair the gates was reviewed.
- D. Out Going Correspondence – none reviewed.
- D. In Coming Correspondence – none reviewed.

ITEM VII –Other Business – Neil Chen submitted his resignation from the Board.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 7:55 PM. The next meeting is scheduled for Wednesday, October 22, 2008 at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date