

**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 22, 2008  
Minutes**

**BOARD MEMBERS**

**DRAFT**

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

**OTHERS PRESENT**

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

**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** – Dillon Reyes asked about the increase in the HOA dues and Ron Shore explained why there was an increase.

**ITEM III – Approval of Minutes**

Jeff Callo made a motion to approve the minutes of the September 24, 2008 Board of Directors meeting. Steve Huff seconded the motion and the motion carried.

**ITEM IV - Committee Report**

- A. Hot Water System – Ron Shore met with Greg about the system.
- B. Landscaping – Ron Shore talked about a good landscape committee meeting and Bayscapes needs to replace plants more pro-actively. The process is to send all needs to Gary M. so work orders can be sent to Bayscape Landscape.
- C. Pool & Clubhouse – pool lights were discussed by Steve Huff. Also the matter of the paint company over spray at the pool fence hitting a parked care. No action taken.
- D. Fountain – no report given.
- E. Lighting – no report given.

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

- A. The financials of September 30, 2008, were reviewed by John Burnett. He said that the financials look good. There is \$7K income over expenses to date.
- B. The delinquency report dated October 15, 2008, was reviewed by John Burnett.
- C. The Board discussed the “authorization to record notice of delinquent assessment” for #126-12600451. The Board approved.

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### **ITEM VI - Association Manager's Report**

- A. Work Order History report for October, 2008, was not reviewed.
- B. The proposal from Draeger to repair the door at 1028 Avila for \$732.82 was approved by the Board.
- C. Out Going Correspondence – none reviewed.
- D. In Coming Correspondence – none reviewed.

### **ITEM VII –Other Business**

- 1. Gary M. is to get stick-on numbers (labels) for the garage doors. SVBG's bid was too expensive. Color will be Bone with Black color. Sun and moisture resistant.
- 2. Comcast can't figure out how to hook up the service to unit 39331 and someone installed cables incorrectly. Gary M. to contact Comcast.
- 3. Ron Shore talked about the proposal from SVBG to resurface the balconies throughout the complex totaling \$75K. Two of the units need immediate repairs – 39337 for \$4400.00 and 39257 for \$4400.00. The repairs were approved by the Board.

### **ITEM VIII - Adjournment**

There being no further business before the Board of Directors the meeting was adjourned at 8:15 PM. The next meeting is scheduled for Wednesday, November 26, 2008 at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date