

BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 5, 2004
AT 7:00P.M.

MINUTES

Chad Naylor called meeting to order at 7:07 p.m.

Quorum established.

Board members present: Chan Naylor, Kenneth Stevens, Raffy Ballenilla, Gary Clinton, and Robert Flanagan.

MMI representatives Al Fontana and Patricia quatropani present.

Home owners present: total 20.

- 1) Motion by Chad Naylor to approve meeting minutes second by Raffy Ballenilla. All min favor motion passed.
- 2) Property managers report read by al Fontana. Report stated options reserves and levels that should be established.
- 3) Al Fontana mentioned owner of chess hall of fame requesting the association to trim trees by turnpike. Robert Flanagan stated he would speak to owner of with regards to specifics.
- 4) Al Fontana discussed maintenance issues of the community.
- 5) Gary Clinton read treasurer's report.
- 6) Garry Clinton requested to move moneys over to other accounts for better financial standing. Board members concurred with Gary's request.
- 7) Garry Clinton discussed the elimination of gym attendant due t installation of cameras.
- 8) Motion by Garry Clinton to remove gym attendant. Second by Kenneth Stevens. All in favor. Motion passed to terminate gym attendant by April 8, 2004.
- 9) Chad Naylor instructed Al Fontana to generate a letter of thanks to gym attendant for his years of service to our community.

New business:

- 1) Motion by Gary Clinton to change board meeting from the 1st Monday of every month to the 4th Monday of every month. Second by Chad Naylor. 3 in favor. Motion passed.
- 2) Change in due date for association was discussed. Al Fontana will follow up with bank to move due date for mortgage of club with bank.
- 3) Motion by Chad Naylor to appoint Bret Adams to chair Architectural/ Violations committee. Second by Raffy Ballenilla. All in favor, Motion passed.
- 4) Brief discussion by Chad Naylor on new contract signed with MMI, and recognition of strong relationship with MMI.
- 5) Community Drop box Discussed by Robert Flanagan. Robert informed of installation to be completed by end of the week.
- 6) Chad Naylor discussed increasing the board members by one. More specifically to have Ms. Molina Calle a former board member appointed to the board. The board agreed to appoint Ms Molina Calle to the board upon Chad Naylor resignation from the board. Board did not agree to increase the total number of board members.

Meeting adjourned at 8:10p.m. By Chad Naylor.

