

DRAFT  
43 at RACQUET CLUB HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
March 5, 2013

BOARD MEMBERS PRESENT: Walter Mitchell, Dana Swindler and David Henry

BOARD MEMBERS ABSENT: None

OWNERS PRESENT: No homeowner's were present

CALL TO ORDER

Management called the meeting to order at 3:00 A.M.

APPROVAL OF MINUTES

**Upon motion duly made, seconded and carried, the minutes of the January 5, 2013 meeting were approved without changes.**

**NEW BUSINESS**

MEETING SCHEDULE

Set meetings will be the 2<sup>nd</sup> Sat of June, Sept., Dec., and the Annual meeting in April. Other meetings will be set at a later day if necessary.

LIGHTING

Board discussed the lighting contractor's contact and services that he is providing. Board wants to make sure we are using soft white replacement bulbs and that he adjusts the lights each service as needed.

GATE MAINTENANCE

The gate hinges are very loud and an less reliable type of hinge. Mercer gates provided an estimate to replace with a maintenance free hinge in the amount of \$1,250. Board discussed and requested the warranty limit for the new hinges and cost of maintaining the existing hinge.

PAINTING PLAN

Board discussed the up-coming issue of homes needing to be painted. Board requested a bid from Janoplous painting so we have an idea of what the price would be if we did in bulk.

RESERVE STUDY

A motion was duly made seconded and approved to have SCT provide the reserve study for 2014 in the amount of \$525 a level III study.

**OLD BUSINESS**

**ARCHITECTURAL RULES REGARDING IMPROVEMENTS INCLUDING HOA LANDSCAPING**

The rules were provide by our HOA attorney Wayne Guralnick. Board did not have time to review. Once corrected board will send to homeowners for a 30 day comment period before the become official.

DRAFT

TREE TRIMMING

A motion was duly made, seconded and approved to have Reliable Tree Trimming services in the amount of \$30 per tree and remove the one tree that is leaning in the amount of \$175 at 350 Cherly.

CORRESPONDENCE None

HOMEOWNER FORUM None

SCHEDULE NEXT MEETING

The next meeting will be the annual meeting on April 6 at 10 am.

ADJOURNMENT

The meeting adjourned at 4:02 A.M.

Executive meeting to followed pending threatened litigation was discussed from 4:03 to 4:11.