

SMITH FARM MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING Thursday February 26, 2004 7:00 P.M.

MINUTES

PRESENT:

Allan Lampert, President
Howell, Vice President
Elizabeth Kekempanos, Treasurer
Pam Cantello, Secretary
Leo Klebanow, Director

DICKINSON MANAGEMENT, INC.

Tony Serratore, Property Manager
Deb Ross, Administrative Assistant

A quorum was established and the meeting was called to order at 7:05 p.m.

A motion was made to approve the Board Meeting Minutes of January 29, 2004, February 12, 2004 and February 19, 2004

Motion to Approve Pam Cantello, Seconded Elizabeth Kekempanos All in Favor

Financial Report

Elizabeth Kekempanos, read from the Financial Statement of January 31, 2004 quoting the account balances in the Operating Account \$206,434.96, Reserve Funds \$167,324.49 and Accounts Payable \$19,300.80. Elizabeth also gave the Collection/Foreclosure report 46 residents in collection and 20 residents have paid and the accounts are closed.

Committee Reports

Advisory Committee – Pam updated the Board and the membership on the status of the village's participation. Each village that was able to send representatives (Board Member & Non Board Member) did so. The next Advisory Committee Meeting is scheduled for March 4, 2004 at 7:00PM.

ARC Report – Elizabeth reported for Lori Ficarra, as she was not present at the meeting. There were 12 approved ARC requests, 1 disapproved and 1 incomplete.

Security – Pam advised the Board and the members present that the committee has been established and a meeting has been scheduled for March 9, 2004 at 7:00 PM. Two additional members volunteered; Don Cera and Richard Johnson however, Richard advised the Board that he would not be available for the first meeting.

Newsletter – Elle Schor advised the Board that the articles had been sent to the Board for their review. Leo Klebanow and Elle Schor worked on a schedule for the Newsletter delivery. A Work Shop meeting will be scheduled for March 11, 2004 to discuss the continuation of the Newsletter.

New Business

A/C & Pool Heater Contractor - Management submitted to the Board three proposals with extensive detail as the Board had requested. The three contractors were Donegan, Superior Electric and Van's Comfort Temp. At the Board's request Management made a recommendation to the Board to use Superior Electric. A motion was made to hire the recommended contractor.

Motion to Approve Leo Klebanow Seconded Elizabeth Kekempanos All in favor

Install Additional Speed Humps at Rear Gates – Management advised the Board and the membership on the need of additional speed humps at the rear gates. Michael Silberglide suggested to the Board the use of rumble strips. Jim Hanlon advised that the speed humps at the rear gate was his suggestion at a previous Work Shop Meeting and that they are needed to slow the traffic down coming in the rear gates. Jerry Kornbluth explained that rumble strips were ruled out as the residents who live next to the rear gates would not appreciate the noise created from them. Jerry further indicated that the Security Committee should review the installation of the speed humps prior to installation. Don Cera suggested that one large speed hump be installed across the entire rear entrance to prevent anyone from entering the exit gates also. Jim further explained the need for two speed humps. A motion was made to approve the speed humps at the rear gates.

Motion to Approve Elizabeth Kekempanos Seconded Leo Klebanow All in Favor Hold for Security Committee Meeting March 9, 2004.

Sheriffs Patrol / Roving Patrol – Allan advised the Board and membership present that we would have a Security Guard Roving Patrol as well as the Sheriffs Department patrolling the Master Common areas. The Roving Patrol will also have additional duties which will include opening and closing of the Recreation Center, locking and unlocking bathrooms and checking the rear and front gates throughout the shift. A motion was made to implement the Roving Patrol and Sheriffs Patrol immediately as well as the Security Committee to begin the work to start a Citizens Patrol in Smith Farm.

Motion to Approve Pam Cantello Second Allan Lampert All in Favor

Mike Lerner's Salary Increase – Allan advised the Board and Membership that Mike's salary increase was discussed at the last Work Shop Meeting. Allan indicated that Mike had assumed many of the Maintenance responsibilities as well as the Janitorial duties. Allan indicated that the increase would be \$2.00 per hour and after this all staff increase would be calculated in percentages. A discussion ensued between Michael Silberglied and the Board regarding Mike's increase and if it was fair to him as the Board had added more responsibilities to his work schedule. A motion was made to accept the proposed increase of \$2.00 per hour.

Motion to Approve Allan Lampert Second Pam Cantello All in Favor

Old Business

Park Holiday Schedule– Allan advised the Board and the Membership present that the Recreation Center and the Park would be open 365 days a year. The Fitness Center's new hours will be 6:00 AM – 10:00 PM Monday through Thursday and 8:00 AM to 8:00 PM Friday, Saturday and Sunday. The Management office will be open Monday through Friday 8:00 AM to 5:00 PM.

Motion to Approve Allan Lampert Second Oliver Howell All in Favor

Jim Hanlon, Hampton Creek Treasurer and ARC Committee Member

Jim advised the Board and membership present that Palm Beach County code has changed to read that fences and screen enclosures are no longer required for pools. The new requirements are a Kidde Fence to surround the pool or a Pool Net, which covers the pool. Jim indicated to the Board that Hampton Creek has decided to require a fence or screen enclosure on all pools constructed within Hampton Creek. Jim further advised on the legalities if a child were to drown in a pool without a fence or screen enclosure. Jim asked the Board to consider passing the same rule for all of Smith Farm. The Board will take all of the information into consideration and consult legal counsel.

Open Discussion –

Don Cera asked the Board if the Board or the Management office had received any complaints about pigeons in Legacy Chase. All members indicated that they and Management had heard nothing about it.

Richard Johnson asked if the Board had contacted Palm Beach County on the installation of a Traffic Light on Hagen Ranch Road and Smith Farm Blvd. Management replied that several telephone calls were made to the county and no one has returned the calls. Management will call the county again and try to accomplish installing a traffic light.

Motion to Adjourn Allan Lampert, Seconded Oliver Howell All in Favor

Meeting Adjourned – 7:55 PM