

SMITH FARM MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING Thursday May 20, 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 7:06 p.m.

A motion was made to approve the Board Meeting Minutes of April 22, 2004 and May 13, 2004 Work Shop with the corrections noted during the reading of the minutes.

Motion to Approve Oliver Howell, Seconded Pam Cantello All in Favor

Financial Report

Elizabeth Kekempanos, read from the Financial Statement of April 30, 2004 quoting the account balances in the Operating Account \$206,434.96, Reserve Funds \$174,073.80 and Accounts Payable \$29,279.66. Elizabeth also gave the Collection/Foreclosure report 20 residents in collection, 15 residents have paid and 5 are pending. There are 11 Foreclosures 4 have paid in full and 2 residents are making payments.

Committee Reports

Advisory Committee – Allan advised the Board and members present on the attendance of the meetings. He noted that participation was down and that Forestview and Candlewood was not sending representatives. Allan further stressed the importance of all villages' participation in this committee.

ARC Report – Elizabeth Kekempanos read the minutes from the ARC Committee reporting that there were 19 approved ARC Requests and 2 disapproved.

Security – Pam advised the Board and the members present that the Security Committee was very happy with the progress that had been made by the committee. Pam further explained that she felt they have a great group of residents participating and that she had prepared a report that was handed in the Master Board of Directors for discussion at the next Work Shop Meeting. Pam also advised the BOD that the committee was ready to make their recommendation and that they have interviewed several companies, equipment and were going to recommend transponders. Allan suggested to Pam the possible use of hand readers. Oliver advised that we should move ahead with what we have researched.

Newsletter – Pam advised the Directors and the members present that the Board had taken over the responsibilities of the newsletter. Leo and Pam began a discussion on the newsletter responsibilities. Leo further explained that Shawn Tartaglia was very interested in chairing the newly created Communications Committee. After a short discussion the Board decided that the Gayle Lampert would assume the responsibility of the newsletter.

Blood Drive– Vincent Pizzino, South Florida Blood Bank, advised the Board and members present that Smith Farm is sponsoring a Blood Drive on June 12, 2004 at Smith Farm Park between the hours of 8:30 AM – 12:00 PM.

Community Channel – Allan advised the Board and members present that our community channel would be changing from 44 to 63 on May 27, 2004. He further explained that all residents would receive 3 channels of HBO on the above-mentioned date.

New Business

Landscape Consulting Services, Inc. – Allan advised the Board and Membership that Landscape Consulting Services, Inc. has submitted a proposal to manage our lakes and mitigation areas. Allan asked Management how our present company was performing their duties. A brief discussion ensued and the Board agreed to keep our present contractor.

Motion to approve All in favor

Diamond Irrigation Agreement – Management submitted the agreement prepared by our legal counsel for the Diamond's irrigation system to be expanded to include watering the peninsula in the lake.

Motion to Approve Oliver Howell Second Elizabeth Kekempanos All in Favor

Pool and Fitness Center Access – Management was instructed by the Board of Directors to disconnect the doorbell at the main gate of the Pool and Fitness Center. Allan stated the gate was left open due to residents not having their card with them as well as underage residents trying to obtain access. Allan further

explained that this was a liability issue for the Master Association and had to be done before the school year ended.

Motion to Approve All in Favor

Vehicle Damage Reimbursement – Management submitted to the Board an invoice from Adam Magid for payment of a waxing of his vehicle. Mr. Magid claims that the rear gate came down on his vehicle and caused a scratch.

Motion to Deny Oliver Howell Seconded Leo Klebanow All in Favor

School Bus Pick up on Boulevard – Allan discussed with the Board and the members present the possibility of school buses to enter the community to pick and drop off students. A discussion ensued between the Board and members and it was decided to discuss this at the next Work Shop Meeting.

Old Business

ARC Guidelines – Allan suggested to the Board that the revised ARC Guidelines be completed and sent to all residents in Smith Farm. Pam indicated that there was the issue of the Basket Ball Hoops which legal counsel had to advise the Board on. There is a possibility that our Governing Documents have to be amended. Management will contact Lou Caplan, Esq. for advice.

Purchase Fitness Equipment – Management re-submitted to the Board the 5- stack Universal Gym for the Fitness Center. The Board decided to purchase the equipment.

Motion or Approve Pam Cantello Second Oliver Howell All in Favor

Open Forum –

Rick Stewart, Legacy Chase resident expressed his concerns regarding the new speed bump at the rear gate. Rick would like the BOD to remove the speed bump or replace it with the same type as the first speed bump. The Board discussed with the membership the possibilities of changing or removing the speed bump. The Board decided to discuss this at the next Work Shop Meeting.

Sharon Johnson, Legacy Chase resident addressed the Board regarding the upcoming Garage Sale. Mrs. Johnson feels that the sale would open the community to thievery, property damage, etc. Pam replied that there would be additional security employed that day to keep the community safe during the hours of the sale. Pam further explained that this was not set in stone and could be cancelled. Oliver replied that the sale is a bad idea.

John Perusso, Candlewood resident expressed his concerns to the Board regarding additional security during the summer months while school is out. The Board advised Mr. Perusso that we have hired additional security as well as changed patrol schedules to be on-site on various schedules to catch vandals.

Motion to Adjourn Leo Klebanow Second Oliver Howell All in Favor

Meeting Adjourned – 8:45 PM

Respectively Submitted By:
Tony Serratore, Property Manager
Smith Farm Master Association, Inc.