

**SMITH FARM MASTER ASSOCIATION, INC.
MASTER BOARD WORKSHOP MEETING
THURSDAY, June 10, 2004**

MINUTES

PRESENT:

ALAN LAMPERT, PRESIDENT
OLIVER HOWELL, VICE PRESIDENT
ELIZABETH KEKEMPANOS, TREASURER
LEO KLEBANOW, DIRECTOR

DICKINSON MANAGEMENT, INC.

TONY SERRATORE, COMMUNITY MANAGER
DEB ROSS, ADMINISTRATIVE ASSISTANT

ABSENT:

PAM CANTELLO

A quorum was established and the meeting was called to order at 7:00 p.m.

KENT SECURITY SERVICES

Mr. David Pomerance of Kent Security Services was introduced by Allan Lampert and asked to give a presentation for his company. David gave his presentation to the BOD and the membership present. A question and answer session ensued between the BOD and the membership. David further explained the Deggy Probe System as well as the many other services offered by Kent Security Services.

NEW BUSINESS

REPLACEMENT OF SPEED BUMPS REAR GATE

Mr. Allan Lampert addressed the BOD and the membership present regarding the newer speed bump that was installed. Leo Klebanow advised the BOD as well as the membership that he has watched the rear entrance speed bump and admitted that he noticed that the bump does cause problems for residents. Leo suggested installing cameras at the rear gates to monitor the damage so that we can bill the residents for the damage caused. Leo further explained that he had conversation with a representative of Winston Trails in which they claim that the cameras have solved the tailgating and gate damage problem. Allan advised the BOD that Management was requested to solicit proposals to move the gate arms. Both companies made strong recommendations to install cameras at the

rear gates. The companies also suggested installing a speed bump at the rear exit gates. **This item is to be placed on the June 24, 04 Agenda.**

REAR GUARD HOUSE

Management presented the proposed budget process to build a rear guard house without having to special access residents. Management further explained that the \$85,000.00 that is already budgeted each year for Additional Security could be used to pay for the additional hours at the newly erected guardhouse. The following years budget would have to increase by \$40,000.00 to man the guardhouse for 168 hours per week. This plan would increase quarterly assessments by \$8.00 therefore no special assessment, loans or large increases in budget would be required to install the rear guard house.

Place on Agenda for June 24, 04.

SCHOOL BUSES ON BOULEVARD

Allan advised the BOD and membership present of the letter prepared for the Palm Beach County School District Department of Transportation. The letter asks that the county consider allowing school buses to pick up students at the park area rather than at the front and rear entrance. This would help to bring the congestion down at the gates at peak hours.

Place on Agenda for June 24, 04.

HANDREADERS / SECURITY EQUIPMENT

Rick Stewart addressed the BOD asking why Bar Code Readers had not been discussed for our gate system. Rick asked that Management explain the newly installed Bar Codes at his community. Management explained the system as well as the process used to register the entire community for the new system. Ollie ask that this be tabled for the Security Committee to discuss.

PARK BENCHES ON SMITH FARM BLVD

Management presented the information obtained on park benches to the BOD he suggested that only a commercial grade product be used to prevent breakage as well as pilferage. Management is in the process of obtaining more information.

Place on Agenda for June 24, 04.

RE-LANDSCAPE RECREATION CIRCLE / FRONT CIRCLE

Management presented to the BOD a proposal to re-landscape the circle in front of the Recreation Center. Management explained that he had worked with Kingsley Lawn Care to adjust the price and move the Bismarck Palm from the front entrance to the Rec. Center. This will allow monies to purchase a fountain

for the front entrance of Smith Farm. Management further explained that many high-end communities have fountains as well as manicured landscaping to enhance property values.

Place on Agenda for June 24, 04.

ARC GUIDELINES BASKET BALL STRUCTURES

Management read to the BOD our attorneys legal opinion on basketball structures within Smith Farm. The BOD discussed the rules for basketball hoops within the different villages of Smith Farm. The BOD decided that the information obtained from legal counsel put the burden on the villages to enforce the rules for basketball hoops.

Place on Agenda for June 24, 04.

SHAWN TARTAGLIA

Leo Klebanow addressed the BOD and members present on the new Web Masters Shawn Tartaglia and Mr. Doherty. Both gentlemen will share the responsibilities of the web site updates and changes. Leo asked Shawn to give a short introduction of himself to the BOD and members. Shawn explained that he had e-mailed to the BOD the changes on the web site to the BOD for their review and was waiting for their response. He further explained that the community was in need of information and that residents would appreciate knowing what is going on in Smith Farm. Shawn also gave his visions for the future of the web site. Allan commended Shawn for taking on the responsibility of web master.

MILLWALK REQUEST FOR QUIT CLAIM FOR TRACTS OS4, B3 & TRACT 2

Management and BOD discussed the letter submitted by Christopher Kaufman, President Millwalk H.O.A. The BOD asked that management inspect with our landscapers and irrigation contractors the land mentioned. Management will report to the BOD the findings.

CLEANING PERSON PART TIME

Allan explained to the BOD the necessity for a part time cleaning person for the Recreation Center. The BOD discussed the need for additional staff at the Park. Management was asked to obtain a contract from Cover Temp for the June 2004 meeting.

Place on Agenda for June 24, 04.

EAGLE SECURITY

Allan read the letter prepared by management outlining the discussion at the meeting with Eagle Security on June 9, 2004. In the letter it was stated the changes that were to take place immediately and that a follow up meeting would be held within 30 days to assure that they were completed. All BOD members agreed that the letter be sent to Eagle Security.

RICHARD JOHNSON / GARAGE SALE

Rich addressed the BOD on the garage sale that was tentatively scheduled for October 2004. Rich objected to opening the site to non-residents. He suggested to the BOD that the residents wanting to conduct a garage sale hold it on Hypoluxo Road or at the South Florida Fair Grounds. Allan asked that the BOD cancel the sale. Ollie indicated that previous BOD had passed a Resolution to allow residents within Smith Farm to conduct garage sales within the community for residents only. Therefore, we would be disregarding the rules set up by a previous BOD.

Place on Agenda for June 24, 04.

Members in Attendance

Rick Stewart – Legacy Chase
Kim Ryan – Forestview
Richard Johnson – Legacy Chase
Shawn Tartaglia – Forestview

MOTION TO ADJOURN AT 9:10PM:

Allan L. Second Oliver H, All in favor

Respectively submitted by:

**Tony Serratore, Property Manager
Smith Farm Master Association, Inc.**