

Approved

Royal Pines Homeowner's Association, Inc.
BOARD MEETING MINUTES
March 11, 2009

I. Call to order

Claude Abbott called the meeting to order at 3:00 p.m.

II. Establish Quorum

Quorum established with the presence of: Claude Abbott, Charles Morand, Tom Bass and Peter Smith. Absent: Frank Long.

Attending on behalf of MAY Management Services: Tim Hutchison.

III. Approval of Minutes from November 17, 2008 Board Meeting

Charles Morand made a motion to approve the 11/17/08 minutes; Tom Bass seconded

IV. Treasurers Report

Tim Hutchison reported as of 1/31/09:

Total Revenue:	\$8,086	Replacement Balance:	\$131,552
Total Expenses:	\$5,924	Replacement CD's:	\$90,335
Positive Variance:	\$2,162	Delinquencies:	\$14,170

There are 2 properties that have had money judgments filed and 4 that are in foreclosure.

V. Unfinished Business

- 1) Enforcement Committee:
 - a) 188 Pinehurst Pointe Drive – Tim and Claude will contact the Chairman of the Enforcement Committee regarding a hearing for this property.
 - b) 133 Pinehurst Pointe Drive – ARB has reviewed issue. There are concerns that the owner has put up a structure on the lot adjacent to his home without ARB approval. The ARB will contact him and inform him that he must submit an application for the existing structure.
- 2) Volunteers: Further volunteers are needed for the ARB and Enforcement Committee. Tim will work on a letter-soliciting volunteers and include list of committee descriptions.
- 3) Fountain Cleaning: Tim reported that he has gotten proposal on fountain cleaning but the proposal was very high. Water quality is not a problem. Fountain just needs routine cleaning. Tim will have maintenance man pressure wash periodically.

VI. New Business

- 1) Entrance Landscape – We budgeted this year to re-landscape the open area by St. Andrews Place. St. Andrews Place has agreed to help fund the project but they did not budget for this year. Claude recommended the work be tabled until next year when St. Andrews Place can help.

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VII. ARB

- 1) 213 Pinehurst Pointe Drive – Owner has replaced dead landscaping without ARB approval. Owner has been asked to submit changes to the ARB.

VIII. Open Forum

- Owner requested that information regarding mailing restrictions be mailed.
- Concerns addressed regarding dumping on vacant lots.
- Cul de sac in front of #251 needs bushes trimmed.
- Concerns discussed regarding the condition of Isles of the World and debris left behind and blowing into lakes.
- Discussion regarding property values in Royal Pines versus other communities in Florida.
- Discussion regarding security.
- Camera system discussed.

IX. Adjournment

With no further business to discuss the meeting unanimously adjourned at 4:11 p.m.