

Men's Coffee Minutes – July 8, 2014

The meeting was narrated by Tom Wade who called the meeting to order at 9:03 am.

Tom reported that the Reserves were up \$51,000 (end of March to end of May). He also mentioned that the default amount on HOA dues is down from approximately \$408,000 in 2010 to approximately \$227,000 today. "Goede & Adamczyk Law Firm handles default accounts for our community. A general discussion on default iens, etc., then followed.

There was a question from the floor regarding when takeover from Pulte would occur. Mike Pace reported that the latest information he has is that it would occur around the first of the year.

Mike Vober from our Safety Committee mentioned that rat poison was placed in bushes by an unnamed person. This is a danger to our pets and should not have happened, and is in fact illegal.

The discussion then returned to HOA Fees. Mike Pace mentioned that we will need to be more aggressive on collecting HOA fees after takeover. He also stated that each case of default should be looked at on a case by case basis. A member asked if Pulte will be paying HOA Fees on unsold lots after turnover. After a brief discussion, it was determined that this issue needs to be resolved before turnover.

The discussion then turned to roof maintenance. A member reported that he is having problems with his roof. He had it inspected by a professional company, and was advised that his roof needed significant repairs. It was suggested that he have a second opinion before any repairs are done. It would be a good idea to have Gulf Western Roofing look at his roof, as they are the original installers. Nobody else reported any problems (leaks, cracks, etc.) with their roofs.

Jim Bridges reported that after turnover, we will have to address the issue of Roof Cleaning and our HOA's Involvement. Another member reported that we should check our documents before any cleaning any roofs. He stated that the underlayment is warranted for 10 years. But, if roofs are cleaned before the 10 year period, the warrantee is void. This needs to be looked into.

The meeting adjourned at 9:50 am.