

Springtree Homeowners Association, Inc.
Board Meeting
October 18, 2010
Advantage Property Management Conference Room

Vice President Bob Publicover called the meeting to order at 7:00 p.m. Also present were Geri Gaynor, Jonathan Picirillo, Manager Sharon Beal and owners Bob Steigerwalt and Marilyn Publicover. The minutes of September 20, 2010 were approved as corrected with a motion by Jonathan, second by Geri, and carried. Jonathan gave the financial report of September:

Assets	112,461.72
Liabilities	7,838.68
Reserves	71,252.99
Liabilities/Equity	112,461.72

The arrears list and attorney's report were reviewed. Eight (8) owners were listed but 3 are mentioned with "bank action." It was agreed these do not need to be reported to the Board. One owner had a satisfaction of lien recorded and the file closed and another owner will continue to work with the attorney for now since there is progress on the account. Another owner has made late payments. Another listing looks like it could be double billing. Sharon will inquire for the Board. The Board agreed to again retain Sachs Sax Caplan since there is progress and reporting.

Geri reported the gate electronics are again a problem. Electronic Security, our gate company, is stymied. The computer board in the gate could be going out because of surges in power. We have gone through seven (7) boards. Geri will continue to try to contact FPL and both she and Sharon will try to find an electrician than can help us. Geri will also call Rob Sheil on our Board who in knowlegable in this field. The second part of the gate problems are with the construction. We have been told they are poorly constructed and too heavy for the motors.

Speed bumps were again discussed but not ordered because it was agreed more Board members should be present. It was also agreed that speed bumps should be ordered and placement agreed on. Sharon read a letter to one owner regarding her son's constant speeding.

Geri and Sharon will meet with Comcast regarding the increase in the cable contract from \$27,550 in 2010 to \$31,216 in 2011. A proposed budget for 2011 was briefly considered. The meeting adjourned at 8:25 p.m. and ad hoc architectural committee of the board then approved Mr. John Librizzi's pool and enclosure.