Concord Green HOA
Board Meeting
September 2, 2008

Meeting called to order 7:05 p.m. Present for the Board: Joe Anello, John Kelly, James Calcanes, Susan Mydanick. Absent: George Remonlina
Present for Swift Management: Valerie Schreibman.

Minutes from the previous meeting approved. All in favor, 1st Susan 2nd Joe, All in favor.

Treasurers report-
Approximately $6000 inexcess cash flow by the end of the year if no changes.

Manzur-we thought was paid in full, please check why there is a balance.

Old Business
Key for Wayne
Wayne from Pro Pest needs a key to the clubhouse to exterminate each month.

Men's room vanity- ready to proceed. Valerie to inform Chuck Kramer.Waiting to get proposal.
Chuck- fixture in ceiling needs to be repaired and how are we having the skids on the lounge chairs to stay.

Stump Ground where Black Olive Tree was:
Get in touch with Daryl to get quote for new trees or sod in area. Emailed Daryl in regards to resoding and when is a good time to replace with new trees and what kind.

Remedy and Bill for violations past 2nd notice

We can remedy and bill and motion was made to use Hartzell. 1st Howard, 2nd James. All in favor. Reinspect first and then we are remedy and billing. 10 days notice, email template to the board, then send out. 1st Howard, 2nd James, all in favor.
Violation report-email board the excel spreadsheet each month.

Water Fountain: James will order the water fountain since Swift cannot order on EBAY.

New Business:

Foreclosures:

Motion that the $250 be paid to keep monitoring the foreclosures.
Howard 1st, John 2nd all in favor.

#20813 Concord Green Drive- is this house sold? Application?
Check with Attorney.
Passed that Valerie to sign demand letter in regards to the Bank of New York. 1st Howard, 2nd Susan all in favor.

#20810 Concord Green Drive-was it sold and who bought it?
Renting homes:
#20938, #20932 and #20995.

Blue Diamond Pools:

Table proposal for now.

Irrigation Proposal:

Palm Beach Broward noted for use. Send out 30 day notice to Ted Conner effective immediately.
1st Susan, 2nd James, All in favor.

Meeting adjourned at 8:40 pm. 1st Susan, 2nd John, all in favor.

** Minutes were approved on October 7, 2008** 1st Howard, 2nd Susan, All in favor-minutes passed.