

**Concord Green HOA**  
**Board Meeting**  
**October 7, 2008**

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

Minutes from the previous meeting approved. All in favor, 1<sup>st</sup>Howard 2<sup>nd</sup> Susan, All in favor.

**Treasurer's report-**

Fully solid reserves as of end of August 2008, approximately \$58000.00

**Old Business**

**Landscaping for Entrance**

Call back Daryl to review along with Joe from the community.

**Irrigation-** John Forster #20916 back of house coverage.

Traps cleaned every 6 months fountain and lake.

**Remedy and Bill for violations past 2<sup>nd</sup> notice-**

- 1)#20868 Concord Green Drive-confirm with Michael Chapnick whether it is 1% of mortgage or 12 months assessments whichever is less. Also please confirm if other liens are wiped out after bank takes title? Attorney fees also.
- 2) Hartzell painting-roof cleaning is trespassing, however our documents state that we have the right to remedy and bill and clean roofs. Please advise why Hartzell will not go on roofs.
- 3) Remedy and bill guidelines- before remedy and bill please email board pictures of home in question-add dates of past letters so the homeowner is aware of timeline and past notices.
- 4) #20994-remedy and bill and have Chuck Kramer take care of repairing mailbox and bill homeowner.

**Algae in Lake**-James noted excessive algae in lake. Jim will notify Valerie by email when there is excessive in lake so that Lake doctors can be called.

**Water Fountain:** James ordered it, waiting for it to come in, James has been paid and James and Joe will install.

## **New Business:**

### **Lampposts:**

Lights that are out, mailings are getting expensive. Howard will put together a hangtag to put on peoples doors if their lights are out.

**#20813 Concord Green Drive-** where is the money from the sale, ask Shari.

**#20810 Concord Green Drive-**where is the money from the sale. Ask Shari

\*\* do they have coupons yet and do they know what their maintenance is each month\*\*

### **Michael Chapnick:**

Engagement letter signed, submit to Michael and Shari, transition over from past attorney to new attorney.

### **Annual Meeting:**

Review for next meeting.

1<sup>st</sup> month- letters of intent.

2<sup>nd</sup> month-proxies.

Get rules for Howard to feel comfortable.

**Palm Beach Broward**-when heads are broken off, Jim will send email to Valerie to forward to Palm Beach Broward.

Meeting adjourned at 8:05 pm 1<sup>st</sup> John, 2<sup>nd</sup> Susan, all in favor.

\*\*#20844 check garage door for correct paint for community\*\*

City of Boca-water district when are they fixing meter out front of clubhouse.

Budget Meeting- 8:10 p.m.

Copy of Comcast contract-copies for board

Approved on November 8, 2008-1<sup>st</sup> Howard, 2<sup>nd</sup> John all in favor.