

PRESTWICK CHASE HOMEOWNERS ASSOCIATION, INC.
c/o BRISTOL MANAGEMENT SERVICES, INC.
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MEETING MINUTES
BOARD OF DIRECTORS
12/7/10

SUE REIL CALLED THE BOARD OF DIRECTORS MEETING TO ORDER AT 6:05 P.M.

THERE WAS A QUORUM OF DIRECTORS PRESENT. SUE REIL, DR. LAREMONT, AND RONALD GRIMM. SUSAN QUEEN AND PATTI PADRON WITH BRISTOL MANAGEMENT WERE ALSO PRESENT ALONG WITH SEVERAL HOMEOWNERS.

THE NOTICE OF THE MEETING WAS SENT TO THE DIRECTORS AND WAS POSTED.

A MOTION WAS MADE BY DR. LAREMENT TO APPROVE THE MINUTES OF THE SEPTMEBER 13, 2010 BOARD OF DIRECTORS MEETING. THE MOTION WAS SECONDED BY RON GRIMM AND PASSED UNANIMOUSLY.

SUE REIL GAVE THE FINANCIAL REPORT AND ANSWERED QUESTIONS.

SUSAN QUEEN REPORTED THAT SHE CONTACTED SETH LIPSON FOR A YEAR END FINANCIAL REPORT AND SHE IS AWAITING HIS RESPONSE.

2011 PROPOSED BUDGET – SUE REIL WENT THROUGH THE BUDGET AND REPORTED THAT THERE WILL BE NO INCREASE IN 2011 ASSESSMENTS AND THAT MOST OF THE LINE ITEMS HAVE REMAINED THE SAME AND A FEW ITEMS HAVE BEEN REDUCED. SEVERAL QUESTIONS WERE THEN ASKED AND ANSWERED. A MOTION WAS MADE BY DR. LAREMENT TO APPROVE THE 2011 BUDGET AS PRESENTED AND THE MOTION WAS SECONDED BY RON GRIMM. THE MOTION PASSED UNANIMOUSLY.

SUE REIL REPORTED THAT THE POOL HEATERS ARE NOW ON AND WE HAVE PUT THEM ON A MAINATENANCE CONTRACT TO BE CHECKED ONCE A YEAR.

A MOTION WAS MADE BY RON GRIMM TO ADJOURN THE MEETING AT 6:25 P.M. DR. LAREMONT SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

OWNER'S COMMENTS TAKEN.