

Villages of Rio Pinar Community Association
Board of Directors Meeting
February 03, 2004

Call to Order

The meeting was called to order at 7:00 p.m. The meeting was held at the on-site clubhouse.

Board of Directors: Wes Lewis , President
Luis Quiles , Vice – President – by cell phone
Maria Rodriguez , Secretary
Michael Murphy , Treasurer
Vincent Rowe , Director
Kenn Bates , Director
Russ Niewold , Director

Notice of the meeting was posted more than 48 hours prior to the meeting.

Approval of Minutes

Motion was made to accept the minutes with changes by Wes, seconded by Michael. All in favor, motion carries.

Committee Reports

Communication Committee – report attached – Wes stated channel 23 will be up and running soon.

Landscape Report – report attached – Kenn stated that Valley Crest met with both Sentry Management as well as himself to discuss the common areas.

Social Committee – no report

Maintenance report – attached

Rules & Regulations – Wes stated that the rules & regulations committee is on hold until documents are received from Lennar.

ACC Committee – A question was raised about changes to be made in the guidelines . Wes said we were on hold until Lennar passes over the documents so we can see what they changed if anything.

Managers Report – attached – Management stated there were (4) four homes that a intent-to-liens on record . Wes made a motion to send the intent-to-liens on record for liens, seconded by Michael . All in favor,motion carries.

Financial Report – included for reference

Old Business

Lennar – deficiencies – Wes stated that a meeting has been set for Friday , February 06, 2004 to discuss the specific deficiencies with them. Also on the agenda will be the purchase or deeding over of the clubhouse. Wes assured the homeowners that the roads are set to be fixed. Blue Ox will be fixing the problems with the roads.

New Business

Security – survey attached – Vincent said the committee put together a document showing the options given as well as the costs involved. The committee would like to work first with the options that have no or little costs involved.

Faster gate closing -Vincent made a motion to reduce the time the gate closes by one-half , seconded by Kenn. Russ thinks it's premature to vote on this until we have spoken to Access Control to be sure it can be done.Discussion began whether to table or modify the motion , motion will be tabled for now.

Times for gate closure – Vincent made a motion to close the gates for the majority of time but to keep open during peak hours only , seconded by Maria . Discussion began regarding the time frame to keep the gates open. Wes would like to see the gates open 6:00 – 9:00 a.m. and 3:00 – 6:00 p.m., Monday thru Friday, and locked down 24 hours on weekends . Michael and Maria agreed with the times set and would also like to see the homeowners notified ahead of time. Motion was made to make the change by March 1st. Motion passes with a 5 to 1 vote.

Motion was made by Vincent to set up a crime watch program for the April meeting , seconded by Maria . All in favor , motion carries.

Vincent stated he would also like to be able to put security reminders on the community channel.

Board Operations Procedures – Wes gave the homeowners a follow-up concerning Board procedures. Wes stated the homeowners will have 3 minutes to speak on a issue after they register in with either the secretary or management prior to the meeting.

Adjournment

With no more business to discuss the meeting was adjourned.