

VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 02, 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 members present: Wes Lewis , President
 Luis Quiles, Vice-President
 Maria Rodriquez , Secretary
 Michael Murphy , Treasurer
 Russ Niewold ,Director
 Kenn Bates ,Director

Notice of the meeting was posted at least 48 hours in advance of called meeting.

Approval of Minutes

Motion was made to accept the February 03, 2004 minutes as presented by Wes , seconded by Russ. All in favor, motion carries.

Committee Report

Communication Committee – no report

Landscape Report – attached

Social Committee – Michele Jensen will be moving. We will be looking for a new chairman for this committee.

Maintenance Committee – attached

ACC Committee – Luis stated that he is still waiting on the current guidelines from Lennar to make sure no changes have been made. After the guidelines are received the committee will look into modifying them. They hope to have this ready for the April meeting.

Rules & Regulations – John said his committee has not met since the final drive around to verify past violations. He stated his committee is waiting on Board direction concerning their job.

Legal Committee – Wes Lewis said we are in the process of interviewing attorney's at this time.

Financial Report – has been attached

OLD BUSINESS

Clubhouse – A meeting was held with the homeowners Monday night, March 15th. Wes stated that the Board ,after choosing an attorney, will have them look over the documents as well as the plot plans to look for contradictions. Wes asked the Board for their thought on the clubhouse purchase. Luis stated that he believes we should purchase sooner than later. Russ agreed stating currently the rates are good and who knows what they will be in the future. Michael said he would suggest a counter offer and we could save on vendors if the clubhouse budget and association budget were combined. Maria agreed with what Michael stated. Kenn wanted to make sure the Board looked over this situation carefully and didn't make a quick decision. Wes then explained the facility fee to the Board and present homeowners. He also said Lennar has stated that they will sell to someone and we have until April 30,2004 to make a counter offer.

Gates – Russ discussed under Maintenance Report.

NEW BUSINESS

Violations - Wes made a motion that the Rules & Regulation Committee become the Standard Committee and assist Management, seconded by Russ. Discussion begins. Luis then stated he does not agree with a group walking around checking violations. Wes stated the Standards Committee knows the rules very well and would be a good asset. Motion carries, Sentry will work with the Standards Committee concerning violations.

Gates – Russ asked for help with manual operation of the gate system .Russ then asked if Board approval was needed to place this on channel 23 as well as the web-site.

ADJOURNMENT

With no other business , the meeting adjourned at 9:00 p.m.