

Approved - 9/22/08

MINUTES
Board of Directors Meeting
August 18, 2008

The meeting was called to order at 4:00 P.M. by President Sandor Korein.

Proof of notice and the presence of a quorum were verified.

Board Members Present:

Sandor Korein, President*	Don Eslick, Vice Pres.	Larry Jacobs*
Carole Maeder*	Anne Mele	Dave Lisbon, <i>Ex officio</i>

*Via teleconference

Also present: Angie Thompson, Office Mgr. Robert Luttrell, Secy. & Treas.

MOTION: Dr. Jacobs. SECOND: Mr. Eslick. To accept the agenda as posted. Motion passed unanimously.

Mr. Korein asked Mr. Eslick to chair the meeting because of his presence at the meeting site.

MOTION: Ms. Maeder. SECOND: Ms. Mele. To approve the minutes of the Board of Directors meeting of July 1, 2008. Motion passed unanimously.

Officers' Reports

President's Report – Sandor Korein

The pending foreclosure of one unit in the building has been postponed at the request of the first mortgagee. The total of past due assessments for that unit is almost \$16,000.

Mr. Korein noted that because of current market conditions, there may be an increased possibility that the Board will have to deal with past-due assessments, and time may be of the essence for the Board to perfect its position as a secured creditor. In the past, delinquent unit owners have received two telephone calls and two certified letters from the manager and a letter from the Association's legal counsel before any legal action was taken. Mr. Korein suggested truncating this procedure by retaining the practice of making two telephone calls and sending two certified letters but deleting the letter from counsel.

MOTION: Mr. Korein. SECOND: Ms. Mele. In the case of any unit assessment which may be delinquent for a period of more than thirty days, to refer the matter to legal counsel and to direct counsel to record immediately a lien to secure the Association's financial interest. Motion passed unanimously.

Mr. Korein made the following comments concerning the WCI bankruptcy:

1. A former colleague of his has entered his appearance on behalf of the Association. This will enable us to have access to all information pertaining to the proceedings. This service will be provided without charge.
2. The first meeting of creditors is scheduled for September 9, 2008.
3. The Court has authorized WCI to pay all ongoing expenses pertaining to clubs.
4. There should be no apparent changes in the operation of The Colony and its amenities.
5. Mr. Korein is one of four people serving on a committee seeking to determine what effect, if any, the bankruptcy may have on WCI's relationship with the CRC and The Colony Foundation.

Treasurer's Report – Robert Luttrell

As of July 31, 2008, the balance in the Operating Account was \$228,284.22, and the Reserve Account had a cost basis of \$238,290.56 and a market value of \$238,933.16

MOTION: Ms. Maeder. SECOND: Dr. Jacobs. To approve the treasurer's report. Motion passed unanimously.

Manager's Report

Mr. Lisbon reported that the following projects have been completed:

- The installation of curbing at the north end of the parking area.
- The cleaning and painting of the garage floor adjacent to pedestrian entrances.
- The replacement of office carpet.

On August 7 there was an explosion at the gas grills located in the pool area. It was caused by the failure of a user to turn off the gas. Mr. Lisbon is having the grill inspected by several services and has requested a proposal for the installation of timers which automatically would cut off the flow of gas. Mr. Lisbon will contact the Estero Fire Department to determine that the modified installation complies with all applicable safety regulations.

The air conditioner compressor that services the north end of the ground floor has failed and, subject to further inspection, will have to be repaired or replaced.

Hurricane procedures are being followed in anticipation of the arrival of Tropical Storm Fay.

The following **Committee Reports** were filed and accepted:

UOC and CRC Committees – John Duder

CRC members have expressed concern about financial matters pertaining to the Colony Foundation and PLCA. The most recent PLCA audit contains critical comments about PLCA practices, especially its failure to disclose transactions between related parties.

Landscape Committee – Suzanne Stinson

The Committee recommends the modification of landscaping adjacent to the entrance drive as proposed by Crawford Landscaping, including but not limited to the removal of ixoras and the addition of sod, dwarf bougainvillea and Mexican petunias.

MOTION: Mr. Korein. Second: Ms. Maeder. To accept the proposal of Crawford Landscaping identified as Project Number 815 to modify the landscaping as noted therein at a cost of \$7,010.00. Any costs in excess of the landscaping budget shall be paid from the contingency reserve. Motion passed unanimously.

MOTION: Ms. Maeder. SECOND: Dr. Jacobs. To appoint Betty Kraeger, an owner and resident of Unit 204, a member of the Landscape Committee. Motion passed unanimously.

New Business

Mr. Duder recommended that the Association purchase a wheelchair for emergency short-term use by residents, noting two incidents when the availability of such equipment may have been beneficial.

MOTION: Dr. Jacobs. SECOND: Mr. Korein. To expend up to \$500.00 for the purchase of a wheelchair which shall be available for emergency, short-term use by residents. This equipment shall not be used for a prolonged period by any resident. Motion passed; 3 votes for, 2 votes opposed.

The next meeting of the Board of Directors will be held on Monday, September 22, 2008, at 3:00 p.m.

The meeting was adjourned at 5:15 p.m.