

Random Oaks Homeowners Association, Inc.
Board Of Directors Meeting
Providence West Community Center
5417 Providence Road – Brandon, Florida
January 19, 2006

Minutes

Call to Order: The meeting was called to order by President Donnie Hardaway at 7:00 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Donnie Hardaway, President; James Zak, Vice President/Treasurer and Ken Saulnier, Secretary were present. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting sign had been posted in a timely manner at least 48 hours in advance of the meeting.
- **Approval of Minutes** –Donnie Hardaway read the minutes of the previous meeting held on November 17, 2005. James Zak moved to approve the minutes as read. Second and carried unanimously.

Committee Reports

- James Zak pointed out that the Christmas Contest winners have not yet been paid; Ken Saulnier will e-mail McNeil listing the addresses of the three winners. McNeil will cut checks and mail them out with a congratulatory letter or a certificate like Rebecca Williams had sent in the past.
- Ken Saulnier to follow up on new Yard of the Month committee; and have one member of the committee to advise McNeil as to the address of the winner for February and subsequent months.

Financials: Financials were reviewed.

- The bank account balance at December 31, 2005 is \$29,206.40 including CD's.
- The year to date budget variance is a net income of \$2,325.81.
- Report filed for audit.

Unfinished Business

- James Zak requested McNeil provide copies of landscaping invoices at the next meeting. Donnie Hardaway asked about the mediation status for 5801 Erhardt; Ken Saulnier asked how long it will be before mediation is scheduled. McNeil (Doug) stated that the owners of 5801 Erhardt cannot put off mediation indefinitely.
- Ken Saulnier requested an up to date expenditure history of all legal and other costs related to the 5801 Erhardt action every month (until the matter is settled and while we wait to be reimbursed) in the monthly report.
- Doug read letter from Tankel to 5801 Erhardt owner dated 8/29/05. Doug will ask Tankel for a status report on 5801 Erhardt matter and he will e-mail the board. Doug stated the 5801 Erhardt does not have "clear title."
- Doug stated that we have not yet been reimbursed by Tankel for 11540 Wellman; he will follow up and report back to board by e-mail.
- Donnie Hardaway reported that the landscaping improvements are done except more flowers/color will soon be added. DH also stated that the lights are fixed. DH suggested that we add a crepe myrtle on the west side. DH also stated that our landscaper will add to the appearance around the Watson Road sign.
- KS and DH asked who is responsible for the sprinklers; Doug will check on landscapers' contract and report back. DH stated that he will get Jack Ancell to check the sprinklers for now. DH asked Doug about the new water restrictions.

New Business

- Reviewed notices report. Ken Saulnier asked which homeowners were sent to the attorney at the last meeting and asked for the status on the same; Hayes, Murray and Davis.
- Donnie Hardaway moved to send 5402 Bieriot to attorney by 2/18 if the matter is not satisfied. Seconded by James Zak; all agreed.
- Reviewed Architectural Alterations report.
- Board agreed to print out their own copies of monthly report for meetings without McNeil.

Adjournment

- James Zak moved to adjourn the meeting at 8:07 pm. Second and meeting adjourned. The next meeting is February 16, 2006.

Secretary
Date Approved: _____
Date Corrected: _____