

Plantation Homeowners
Special Board Meeting Minutes 4-17-2012 at 6:30pm

Meeting came to order at 6:30 pm

People present: Eva - Maria Ellrich, John Albert, Paul Smith, Jim Keltner, Robert Hummell
Lisa Bolainez, Gloria (Tico) Coers, Mario Rodriguez, Felix Carrizales Judith Farias, Rosie Ayala

Members Absent: Linda Downing, Roger Downing

A 2/3 vote was requested from Mr. Paul Smith to add the covenants and a vote was carried.

For Information:

Insurance/Bond information by Mr. Dwayne: He brought to the board that Insurance had been cancelled spoke with Lisa Kounitz from CNA stating that our general liability insurance had been cancelled and Mr. Rafael Garcia would need to prepare a response to this matter. The other issue is the BOND: totaling \$11,550.00 Mr. Art Cantu informed him that we needed a minimum of 12 people to pledge \$1,000.00 each and we need to take these pledges and notarize them and take them in a bundle and file them at the County Court House. We have ten working days to complete this. He mentioned that he already has 3 people to pledge.

REGULAR MEETING

1. **Review Speed Bumps:** Mr. Albert brought to the board to remove the stop sign on Atlanta and Tara Drive since we already added the speed bumps. At the moment the board could not come up with a better solution so this item was tabled for the next meeting.

2. **Report on Collection issue with Mr. Wilson:** On Tuesday 4-10-2012 the finance committee met with Mr. Wilson to discuss a better method for collection on passed due assessments. Mr. Wilson thinks, the reason of us having a difficult time, is due to that we don't have a non-judicial foreclosure provision in our covenant. Without this clause, we will need to file a law suit and that will cost us more money between \$1,000.00 to \$1,500.00 per case just to get a judgment, and assuming the owner is not going to defend the case, and if they do defend that cost will rise. Mr. Wilson suggested we try 1 to 2 high dollar cases to see the outcome, and also suggested to wait on the low dollar account for right now. He would like to work on the foreclosure accounts that are owned by Banks since they are a prominent business. It was brought up by one real estate agent sitting in the audience that we could take them to small claims court and place liens on the property. Eva will check with our attorney first and Mr. Albert will set a meeting with the finance committee members to follow up this issue since the board suggested the finance committee to do this.

3. **Open Board Positions:** We have several openings for board positions but first thing is to vote for an At-large (2) position. Mr. Paul Smith nominated Mr. Jim Keltner, Mr. Robert Hummell nominated Mrs. Norma Holiday and Mr. Felix Carrizales nominated Mr. Owen Bohnsack. It was brought up that Mr. George Edwards had been nominated by a home owner but Mr. Carrizales mentioned that he did not turn in his letter of interest. We went ahead and took a vote and Mr. Norma Holiday won the At-Large (2) position by paper ballots. Vote were counted by Felix Carrizales and verified by Bob Hummell.

Also, it was mentioned we needed some Zones Alternates and for Zone 3 Mr. Paul Smith made a motion to accept Mr. James Aikman Mrs. Lisa Bolainez second the motion and a vote was carried. Zone 4, 5, and 6, open no candidates. Zone 8 nomination went to R'dean Kiene; Paul Smith made a motion, seconded by Lisa second motion and a vote carried. Zone 9 Tico made a motion to accept Zef Mendoza as Zone 9 Alternate, Paul Smith second motion and a vote was carried.

The At- Large (2) Alternate position: The nomination went to Joe Kiene and Owen Bohnsack. At first Owen Bohnsack retracted the nomination, so did Joe Kiene. Again, Paul Smith made a motion to accept Owen Bohnsack and Felix Carrizales second, the motion and a vote was carried.

Paul brought to the board the progress of the covenant votes and so far we have 531 yes votes with a 73.6% we still need 189 yes votes. Again, Paul emphasized to keep working to meet our goal.

Meeting was adjourned at 8:05 pm by Eva Ellrich

Respectfully submitted

Thank You

Lisa Bolainez
Zone 5 Rep/Secretary