

## **Minutes of Board Meeting**

**Saratoga Bay Homeowners Association, Inc.  
October 10, 2006  
Shiloh Clubhouse**

**Board Members Present: Susan Carlisle, Carol Rafter, Sasha Bubanja, Carolyn Bryson**

**Others Present: John Cates, Robert Lagna**

**Call to Order: Susan Carlisle, Vice-President called the Meeting to Order at 7:00 p.m.**

### **Minutes:**

**Vice-President made a Motion which was seconded and unanimously carried to waive the reading of the Minutes of the September 12, 2006 Meeting.**

### **Treasurer's Report:**

**Monthly Summary was distributed and reviewed prior to the Meeting and is herewith attached and made part of these Minutes.**

**John Cates, Accountant, reported a Beginning Cash Balance of \$213,422; total receipts of \$578; Disbursements of \$29,324; and Ending Cash Balance of \$184, 676.00, for the month of September 2006.**

### **Relocation of tree:**

**Robert Lagna (2389 Saratoga Bay Drive) asked permission of the Board, to remove a tree from his back yard and replant it in his front yard. Permission was granted.**

### **Attorney Fees/Violations:**

**Association budget has been negatively impacted by the increase of attorneys fees this past year. The bulk of this increase has been the result of two homeowners, one of whom has consistently violated the Rules and Regulations of Saratoga Bay. The Board plans to adopt a Schedule of Fines for violations and bill homeowners accordingly. Legal counsel will be utilized. The Architectural Control Committee will be in charge of monitoring violations.**

**Susan Carlisle, Acting President, appointed Robert Lagna to serve on this Committee.**

### **Mailbox Kiosk:**

**The water problem at the mailbox kiosk on the cul de sac at Bear Point is being rectified.**

### **Florida Power and Light:**

**Sasha Bubanja repeatedly has been attempting to have Florida, Power and Light for additional street lights in Saratoga Bay.**

### **Budget for 2007:**

**Members of the Board discussed budget items. The new budget for 2007 was presented to the Board.**

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**MOTION:**

A motion was made, seconded, and unanimously passed to approve the 2007 Budget presented by the Budget Committee; the new quarterly assessment will be \$900.00 per quarter.

**Sprinkler System:**

Board members are still looking for alternative contractors for sprinkler system repairs.

**Name Changes at Gate and Clickers:**

Gerhard Menningmann (561-689-1932) is being asked to add the names of new owners into the gate system and to take care of selling the gate clickers.

**Roof Waiver:**

The Board attorney is drafting a Hold Harmless and Indemnity Agreement for individual homeowners to sign prior to the roofs being pressure cleaned and painted.

**Records Inspection:**

Discussion ensued regarding the frequency of homeowners asking to inspect the Boards' Records.

**MOTION:**

Motion was made, seconded, and unanimously passed to allow a homeowner to inspect the Boards records once a quarter. The request must be in writing.

**MOTION:**

There was a Motion made, seconded, and unanimously passed to adjourn the Meeting.

Respectfully submitted,

Carolyn Bryson, secretary

**I must reiterate the firm's suggestion that the Association consider adopting a resolution governing the frequency of records inspections.**