

GRAND OAKS MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

MINUTES

Wednesday, August 16, 2006
Club Grand Oaks
25849 Frith Street
Land O' Lakes, Florida

I. **CALL TO ORDER:**

The meeting was called to order by John Santoro at 6:45 PM.

Board Members Present: John Santoro
Bryan Diehl
Carlos Carrero
Jim Morris

Board Members Absent: None.

Rampart Manager Present: Jennifer Mejia

Residents Present: Signed In

II. **PROOF OF NOTICE OF MEETING:**

Manager, Jennifer Mejia, acknowledged that the August 16, 2006 Board of Directors meeting was properly noticed pursuant to the Florida State Statutes and the By-Laws of the Association.

III. **APPROVAL OF MINUTES:**

Bryan Diehl made a motion, seconded by Jim Morris, to approve the minutes of the July 19, 2006 Board of Directors. Motion carried unanimously.

IV. **AUDIENCE COMMENTS:** Felicia Politano addressed the board regarding the swingset proposal. The board agreed to readdress the proposal after new business.

V. **RESIDENT CORRESPONDENCE:** Letter from Lorraine Watkins. The situation is currently with the attorney for resolution. It therefore cannot be discussed in detail with resident.

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- VI. **TREASURER'S REPORT:** Carlos Carrero gave a report (spreadsheet attached).
- VII. **MANAGER'S REPORT:** Manager, Jennifer Mejia, provided a verbal summary of her written report to the Board. Report attached. **Bryan Diehl, made a motion, seconded by John Santoro, to appoint Nancy Brown to the Covenants Committee as requested. Motion carried 4-0.**
- VIII. **JOINT ADVISORY COMMITTEE:** Greg Falcone delivered the proposed Shared Maintenance Budget to the board that he drafted. Greg reported that the response he received was another budget drafted by Phase I alone. Greg asked the board to have the attorney interpret Section 4.2 of the Shared Maintenance Agreement regarding maintenance while Grand Oaks Boulevard is a public road.
- IX. **OLD BUSINESS:**
1. Discussion took place regarding a proposed design plan to be recommended to the county which leaves the guardhouse in place and extends the curbing on the guardhouse island. The plan also moves the gates forward 5 feet and moves back the stop sign at end of high-speed entry ramp.
 2. The "Exhibit A" list continues to be a priority. The "passive park" status is to be addressed with Chief Johnson and Lennar.
- X. **NEW BUSINESS:**
1. Resignation - Mike Howell resigned from the board of directors and ACC. **Jim Morris made a motion, seconded by Carlos Carrero, to appoint John Santoro as President. Motion carried 4-0. Bryan Diehl made a motion, seconded by John Santoro, to appoint Jim Morris as Vice-President. Motion carried 4-0.**
 2. Mediation Hearing -Persaud Request for Minor Use Rights Restored- The fine has been paid in full and use rights will be reinstated.

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3. Playground – Swing set - **Bryan Diehl made a motion, seconded by Carlos Carrero, to approved the Miracle Recreation swing set proposal total cost \$8,879.81. Motion carried 4-0.**
- XI. **NEXT MEETING DATE:** The next monthly meeting of the Board of Directors will be Wednesday, September 20, 2006 at 6:30 PM.
- XI. **ADJOURNMENT:**
- The meeting was adjourned at approximately 8:45 PM.

Respectfully Submitted to the Board,

Jennifer M. Mejia,
Community Association Manager