

GRAND OAKS MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

MINUTES

Tuesday, February 28, 2006
Club Grand Oaks
25849 Frith Street
Land O' Lakes, Florida

I. CALL TO ORDER:

The meeting was called to order by President Mike Howell at 6:30 PM.

Board Members Present: Mike Howell
Jim Morris
Bryan Diehl
Jon Payne
John Santoro

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 February 28, 2006 Board of Directors meeting was properly noticed pursuant to the Florida State Statutes and the By-Laws of the Association.

III. NEW BUSINESS:

THE LAKER – The attorney's legal opinion in writing has not yet been received. The Laker has continued to be distributed on the streets of Grand Oaks Phase II & III. The owner and family distributing The Laker are to be sent a "Friendly Reminder" deed restriction letter. Duarte is requested to notify "The Laker" this is not a public forum.

JAC- APPOINT MEMBERS - Jason Shook resigned from his position as representative of the Joint Advisory Council. Susan Barfield was removed due to non-attendance. **Mike Howell made a motion, seconded by Jon Payne, to appoint Johnny Cameron to the JAC. Motion carried unanimously. Mike Howell made a motion, seconded by John Santoro, to appoint Greg Falcone**

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to the JAC. Motion carried 4-1 (Bryan Diehl opposed). Discussion took place regarding the requirement in the Shared Maintenance Agreement that all four committee members must be present in order to create a quorum and conduct a meeting. Discussion took place regarding making an amendment to the Shared Maintenance Agreement stating, "In the event that two members do not make it, this alternate is appointed." At this time, there are two residents that came forward to be alternates: Ben Singerline & Joanie Sanzo.

SHARED MAINTENANCE AGREEMENT: Discussion took place regarding the existing agreement and the lack of progress. Management was requested to obtain attorney information for the board to interview (of the same caliber as Becker & Poliakoff).

DRAIN CULVERT REPLACEMENTS: Bryan Diehl made a motion, seconded by Jim Morris, to approve G.A. Nichols to repair the drain culverts as estimated. Motion carried 5-0.

ENTRANCE: Discussion took place regarding a right hand turn lane into Grand Oaks and eliminating the entry "slip ramp". **Bryan Diehl made a motion seconded by Jon Payne, to pursue a third party professional opinion. Motion carried 5-0.**

IV. ADJOURNMENT:

The meeting was adjourned at approximately 8:10 PM.

Respectfully Submitted to the Board,

Jennifer M. Mejia, LCAM