

GRAND OAKS MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING

**APPROVED MINUTES**

Jan. 23, 2008  
Club Grand Oaks  
25849 Frith Street  
Land O' Lakes, Florida 34639

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I. CALL TO ORDER

The Board of Directors Meeting was called to order at 7:05 by President Nancy Henninger. There was a quorum present.

II. ROLL CALL

Board Members Present: Kristy Fuxa  
Nancy Henninger  
Felicia Politano  
John Santoro  
Board Members Absent: Elizabeth Rodriguez  
Guests Present: Michael Spall

III. MINUTES

Felicia Politano moved to approve the Dec. 27, 2007 meeting minutes. John Santoro seconded the motion. The motion passed unanimously.

IV. FINANCIALS

The Dec. 2007 and 2007 YTD financials were discussed but approval was tabled.

V. COMMITTEE REPORTS

A. ACC

1. Felicia Politano discussed the membership of the ACC committee and the absence of Jeff Leagan due to his military service in the Middle East.
2. John Santoro nominated Nancy Brown to serve on the ACC in Mr. Leagan's absence. Kristy Fuxa seconded the nomination. The motion passed unanimously.

B. Covenants Committee

1. Mike Spall discussed the violation procedure that Greenacre is using.
2. Mike Spall reported that the changes in the fining process that were recommended by the Covenants Committee and approved by the board were with the Association's attorney for review.

VI. MANAGEMENT REPORT

The Management Report was submitted and discussed.

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VII. BUSINESS

A. Lennar Follow Up

1. Felicia Politano made a motion to send a letter to Lennar concerning the board's issues with current placement proposal for the gate via registered mail with a return receipt request. Kristy Fuxa seconded the motion. The motion passed unanimously.
2. John Santoro made a motion and Felicia Politano seconded the motion to rescind the motion made at the Dec. 10, 2007 board of directors meeting to have Lennar contract the installation of the missing handicap ramps and take the money offered by Lennar and contract the installation of the ramps ourselves. The motion passes unanimously.

B. Shared Maintenance Update

Nancy Henninger discussed the letter sent by Patrick Howell to Phase I and follow up letter to be sent.

C. Staff Duties

Mike Spall discussed the duties of Association employees.

D. Staff Phone Allowance

Discussion was tabled.

E. Minutes

Discussion was tabled.

F. Parking Lot Update

Felicia Politano made a motion to accept the Driveway Maintenance Inc. proposal to provide a 1" overlay for the clubhouse parking lot following an evaluation of the parking lot drainage issues. John Santoro seconded the motion. The motion passed unanimously.

G. Fitness Equipment

John Santoro made a motion to purchase a new treadmill and elliptical for the Exercise room for an amount not to exceed \$9,000. Kristy Fuxa seconded the motion. The motion passes unanimously.

VIII. NEXT MEETING – February 27, 2008 at 7:00 PM at Grand Oaks Clubhouse

IX. The Meeting adjourned at 9:13 PM.

Respectfully submitted,

Nancy Henninger  
President