

GRAND OAKS MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING

**APPROVED MINUTES**

May 15, 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 7:09 PM by President Nancy Heninger. The meeting was properly noticed. There was a quorum present.

II. ROLL CALL

Board Members Present: Kristy Fuxa  
Nancy Heninger  
Felicia Politano  
Elizabeth Rodriguez  
John Santoro  
Board Members Absent: none  
Guests Present: Patrick Howell

III. MINUTES

Kristy Fuxa moved to approve the April 16, 2008 minutes. Elizabeth Rodriguez seconded the motion. The motion passed unanimously.

IV. FINANCIALS

Elizabeth Rodriguez moved to approve March 2008 financials. Felicia Politano seconded the motion. The motion passed unanimously.

V. COMMITTEE REPORTS

A. ACC

1. Felicia Politano reported that the ACC committee did not meet since the last Board meeting.

B. Covenants Committee

1. Mike Spall updated the Board on the Covenants Committee meeting.

2. Felicia Politano moved to send the list of homeowners referred by Mike Spall, CAM, to the Covenants Committee to begin the fining process for deed violations. Kristy Fuxa seconded it. The motion passed unanimously.

VI. MANAGEMENT REPORT

The Management Report was submitted and discussed.

VII. BUSINESS

A. Resolution

1. John Santoro moved to approve a resolution stating that Grand Oaks Master Association, Inc. agrees not to join in any lawsuit or claim against Lennar by residents

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of Balsam and Buckthorn Drive, or by Grand Oaks Association, Inc., resulting from the installation of gates by Lennar. Felicia Politano seconded the motion. The motion passed unanimously.

2. John Santoro moved to have Patrick Howell write an opinion concerning the Parkstone documents. Felicia Politano seconded the motion. The motion passed unanimously.

B. Shared Maintenance Update

1. The shared maintenance was discussed.

C. Entry Sign

1. The entry sign was discussed.

D. Clubhouse Parking Lot

1. Clubhouse parking lot was discussed.

E. Collection Policy

1. Discussion of the collection policy took place.

F. Collection Attorney

1. Elizabeth Rodriguez moved to send our delinquent homeowners to a new collection attorney, George W. Phillips, Esq. Kristy Fuxa seconded the motion. The motion passed unanimously.

G. Clubhouse Reservation Form

1. Elizabeth Rodriguez moved to make changes to the clubhouse reservation form. These changes are as follows: Add a line to determine if the request is from a renter. Add a line to initial for #9. Felicia Politano seconded the motion. The motion passed unanimously.

H. Additional Garbage Can for Boardwalk Area

1. Kristy Fuxa moved to purchase one garbage can to be placed at the entrance to the Boardwalk, not to exceed \$500.00. Felicia Politano seconded the motion. The motion passed unanimously.

I. Dog Waste Stations

2. Elizabeth Rodriguez moved to purchase three dog waste stations to be put in the common areas, not to exceed \$1000.00. John Santoro seconded the motion. The motion passed unanimously.

VIII. NEXT MEETING – Thursday, June 19, 2008.

IX. ADJOURNMENT

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Tanya E. Tucker  
Administrative Assistant