

Danforth Property Owners Association, Inc.
Board of Directors Meeting Minutes
Wednesday May 14, 2008 – 6:30 pm
Location: Coastal Community Association Management
955 SE Federal Highway Suite 202, Stuart, FL

It was determined a quorum was present. The Board members in attendance were Herb Ross, Joe Schneider and Bob Myers via speakerphone. Suzie Butler representing Coastal Community Association Management Services, Inc. was also present.

President Joe Schneider called the meeting to order at 6:30 pm

MINUTES: The minutes of the April 9, 2008 Board of Directors Meeting were tabled as they were inadvertently left out of the meeting package.

FINANCIAL: Bob Myers presented the financial information for the month ending April 2008. The delinquencies currently total 5%. The Association's attorney is monitoring all. A CD at Gulfstream Bank is set to renew on June 1, 2008, which was originally a 7-month deposit. Suzie Butler was asked to check on current rates and advise the Board. The Board reviewed a request to waive late fees for account #108. The owner GL indicated that there had never been a late payment prior to this request. In addition there was some confusion on how e banking payments are handled. Suzie Butler worked with the owner by explaining the system with the owner changing their procedures to assure the payment was received on time. After the discussion, Bob Myers moved to waive the late fee. Joe Schneider sounded the motion and the motion passed unanimously.

MANAGERS REPORT: The Board reviewed the action item matrix. In addition the fountain survey results are in and the results were 96 yes they liked the fountain and 24 no or 79.21 in favor of the fountain.

COMMITTEE REPORTS:

ARC: The Board reviewed the minutes of May 1, 2008 ARC Meeting. In addition the Board was asked to review a request that the committee felt was beyond their approval. Kiehart 2198 Oakwater Pointe requested to install 3 Christmas Palms beyond their property line in the lake maintenance easement. The Board unanimously approved the request under the conditions that if the Palms had to be removed for maintenance issues, that the Association would not replace the palms.

Newsletter/Website: Joel Graffman reported that he is working on a process to show photo slides on the web site. The costs will be presented to the Board for their approval. An owner present pointed out that the screws that hold the mailboxes together are not stainless steel and should be. The owners will be informed of this in the next newsletter.

Infrastructure: Joe Schneider reported on the drainage project, which has been delayed again in order to get better water quality for the video tapping. The contractor believes that we will get started within the next 30 days.

Social: No Report.

Neighborhood Watch: No Report

Appeals: No report.

Master Association Representative: No Report.

714/Danforth Entrance Planning: No Report.

UNFINISHED BUSINESS: There was no unfinished business for the Board to discuss.

NEW BUSINESS: Verbiage of the Governing Documents and the ARC Guidelines were presented for access determination. Suzie Butler reported that many owners have planted in the easements, which limits access for the contractors. The Board determined that a legal opinion was needed in order for the Association to move forward.

The Board reviewed a proposal from Melvin Bush Construction to replace the weir. The contractor has been given the as built and based his proposal on them. The cost in its entirety to replace the weir with a 48" aluminum pipe is \$17,141.25. Suzie Butler

suggested that we have the Association's drainage engineer oversee the project. After the discussion, Joe Schneider moved to accept the proposal from Melvin Bush Construction and to have Water Management Resources oversee the project with the cap on the engineer services not to exceed \$1,000.00.

The Board reviewed three proposals to remove ½ of the dead exotics in the eastern portion of the preserves. After the review, The Board unanimously approved Superior Waterway's contract in the amount of \$8,900.00.

The Board reviewed proposals for annual preserve maintenance. After the review and discussion, the Board unanimously moved to terminate their contract with Aquagenix and award the annual maintenance contract to Superior Waterway in the annual amount of \$7,600.00.

The Board reviewed lake maintenance contracts. Currently the lakes are being treated 1 time per month. The new proposals are for treating 2 times per month. Due to the additional costs, contractors will be asked to attend the next meeting to discuss the lakes and their maintenance.

With no further business before the Board of Directors the meeting was adjourned at 8:05 pm.

Respectfully Submitted,

Suzie Butler, LCAM

For and on behalf of the Board of Directors