

**Danforth Property Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Wednesday August 8, 2007 – 6:30 p.m.**  
**Location: Coastal Community Association Management**  
**955 SE Federal Highway Suite 202, Stuart, FL**

It was determined a quorum was present. Board members in attendance were Gail Lamborn and Joe Schneider. Suzie Butler representing Coastal Community Association Management Services, Inc. was also present.

President Gail Lamborn called the meeting to order at 6:30 p.m.

**Minutes:** A motion was made by Joe Schneider to accept the minutes of the June 13, 2007 Board of Directors meeting as presented. Gail Lamborn seconded the motion and the motion passed unanimously.

**Financials:** The Board reviewed the financial information ending June 2007. The report by Proctor Crook & Crowder shows that the Association is right in line with budget.

The Board reviewed a request from lot owner 186 to accept the late assessment payment and waive the legal fees. The Board unanimously approved accepting the payment as presented. However, the attorney fee and late fee will not be waived.

**Homeowners Open Forum:** Homeowners present informed the Board that they did not like the new fencing around the irrigation equipment even though the plan was to install plants around the fence for screening. The Board at a later date will determine if the fence will be removed.

**Management Company Report:** The Board reviewed the action item matrix along with the violation spreadsheet. In addition, Bob Squires of the ARC Committee presented his plan to install the missing Oak trees on the common areas along with replacing the trees that were previously planted that do not comply with the minimum community guidelines. Bob has been able to get the trees and labor to install at a very good cost. As the cost for this project is in the budget, the Board approved moving forward with this project.

## **Committee Reports:**

**ARC:** The Board reviewed the minutes of the most recent meeting.

The Board also reviewed lot # 190 numerous requests for the color of the paint on the driveway. The Board has asked management to supply a paint chart to the ARC Committee asking them to help the resident come up with an acceptable color so this issue can be resolved.

**Newsletter/Website:** No report.

**Infrastructure:** The Board reviewed the quarterly reports to SFWMD for withdraws from the well. The reports cover July and August of 2007.

**Social:** No report.

**Neighborhood Watch:** No report.

**Appeals:** No report.

**Old Business:** The Board reviewed the signed contract and task order from WRMA, the drainage contractor hired to clean and video tape the storm water drains and catch basins along with submitting a plan for proper lake interconnections. The Association's attorney had reviewed the contracts and the contractor had made the changes in accordance with the attorney's recommendations. The project is scheduled to commence in late August.

**New Business:** Management reviewed for the Board the new changes in Florida Statutes 720. that effects the Association. The changes have been placed in the Association's Corporate Book.

The Board reviewed a brochure from D & R Training who's principal is a resident in Danforth. The company provides personal protection courses. The Board would be willing to forward the information to the residents with the next newsletter. However, D & R Training would be required to help defray the cost of publishing and mailing the newsletter with a financial contribution.

With no further business before the Board of Directors the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Suzie Butler, LCAM

For and on behalf of the Board of Directors