

Danforth Property Owners Association, Inc.
Board of Directors Meeting Minutes
Wednesday August 20, 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 and Joe Schneider. Suzie Butler representing Coastal Community Association Management Services, Inc. was also present.

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

Prior to the business portion of the meeting, Mr. Raul Mercado from WRMA presented the video of the interior of the storm water pipes. In addition two written reports were also presented. The report indicates that the pipes are in good condition with the exception of the 6 pipes that extend to the lakes. Mr. Mercado gave the Board options on the method of repairs. The specifications will be sent out to contractors for proposals. In addition if the same contractor does the weir and the pipes at the same time, a substantial savings can be expected. One pipe, which runs from the main lake to the Danforth Creek outfall, has not been able to be videoed due to the camera not being able to access the pipe. This pipe is also in the areas where the roads continually flood. Costs to send divers through this pipe will be presented. Other items that will help the system is to place cages around the inlets in the preserve areas and to inform the residents to have their landscape contractors blow the grass away from the lake. Mr. Mercado was thanked for the presentation.

After the presentation Joe Schneider moved to hire the divers to inspect the pipe at the cost not to exceed \$11,000.00. Herb Ross seconded the motion and the motion passed unanimously.

MINUTES: Herb Ross moved to accept the minutes of the July 16, 2008 Board of Directors Meeting as presented. Joe Schneider seconded the motion and the motion passed unanimously.

FINANCIAL: Suzie Butler presented the financial information for the month ending July 2008. Operating and reserve funds total \$586,723.34. The budget comparison

indicates that the Association is under budget and there are 7 owners in different stages of foreclosures from their lenders.

MANAGERS REPORT: The Board reviewed the action item matrix and the maintenance request report.

COMMITTEE REPORTS:

ARC: No Report

Newsletter/Website: No Report.

Infrastructure: No Report.

Social: No Report.

Neighborhood Watch: No Report

Appeals: No report.

Master Association Representative: No Report.

714/Danforth Entrance Planning: No Report.

UNFINISHED BUSINESS: FDIC will cover The Association for CD's over the 100,000.00 limits with Gulfstream Bank by approving the CSARS program.

The Board reviewed the ARC Guidelines, which were reviewed against minutes from 1996 for any changes. All changes were made in accordance with approved minutes.

NEW BUSINESS: The Board reviewed a landscape plan for the front entrance. The entrance had not been updated as the Association was waiting to see what would happen to the area with the 714-bridge project. Since this project has been put on hold the

Association needed to upgrade the entrance. After the review, Herb Ross moved to approve the proposal by Valley Crest in the amount of \$5,400.00. Joe Schneider seconded the motion and the motion passed unanimously.

With no further business before the Board of Directors the meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Suzie Butler, LCAM
For and on behalf of the Board of Directors