

Danforth Property Owners Association, Inc.
Board of Directors Meeting Minutes
Wednesday October 10, 2007 – 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, Bob Myers 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.

MINUTES: A motion was made by Bob Myers to accept the minutes of the August 8, 2007 Board of Directors meeting as presented. Joe Schneider seconded the motion and the motion passed unanimously.

A motion was made by Herb Ross to accept the minutes of the September 12, 2007 Organization meeting as presented. Bob Myers seconded the motion and the motion passed unanimously.

FINANCIAL: Treasurer Bob Myers presented the financial information for the month ending September 2007. The report by Proctor Crook & Crowder shows that the Association is under budget on expenses. The Board also reviewed the delinquency report. Bob Myers requested management to obtain information on interest from banks other than the bank the Association has its funds with.

HOMEOWNERS OPEN FORUM: Members present inquired about installing a memorial plaque for Mr. Ed Sullivan who recently passed away. Mr. Sullivan was the 1st President of the POA. The memorial will be placed at the flagpole area. Suzie Butler will get costs.

MANAGERS REPORT: The Board reviewed the action item matrix along with the violation spreadsheet. In addition, the Board reviewed articles for the Fall Newsletter and approved the content. Suzie Butler brought up a drainage issue presented by the owners of lots 215 & 216. The Board reviewed the information and determined that the area would be monitored and discussed at the next meeting. The Board was also

informed that the owner of 2374 SW Wild Oak Way was not satisfied with the previous response from the Association that the dead trees in preserve behind their home would not be removed. The owner hired an Attorney who contacted Martin County. The attorney's letter stated that Martin County would not make the Association replant the area in accordance with Martin Counties preserve plan. At this time, the Board instructed Management to contact Martin County and request the inspection of this preserve area along with other areas that have dead trees that could fall and cause property damage.

COMMITTEE REPORTS:

ARC: At this time, there is not a committee in place. Therefore, the Board reviewed a request from the residents of 4336 Oakhaven Lane to paint the exterior of their home. The structure color will be "Prescott Green", trim "Simply White" and the front door "Lehigh Green". Bob Myers moved to accept the request as presented. Herb Ross seconded the motion and the motion passed unanimously.

Newsletter/Website: The newsletter will be mailed out within the next 10 days. The topics are Lake Care, Year End Review, Mailboxes, Oaks Trees, Sheriff Patrols, and Committee Members Needed.

Infrastructure: No Report.

Social: No report.

Neighborhood Watch: With Halloween approaching the Board instructed Management to rope off the main road into Danforth along with hiring the Martin County Sheriff Department. Two officers will be hired. One officer will be placed at the entrance and will ask vehicles coming into the community if they live there and/or have been invited in. Vehicles who have not been invited in or do not reside in the community will be turned away. The other officer will patrol the streets.

Appeals: No report.

Master Association Representative: Suzie Butler informed the Board that an erroneous error had been made at the Annual Meeting. The votes were to be tallied, as the two Board members with the highest vote are to sit on the Danforth Master Association

Board. In lieu of holding another Annual Meeting, the Board unanimously approved using the proxy vote to determine who the representatives would be. The two Board members who will represent the Association on the Master Association Board will be Herb Ross and Bob Myers.

714/Danforth Entrance Planning: This is a new committee, which will monitor the effects the new road will have on the community. The Board unanimously appointed Hal Agar as Chairperson of this committee.

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

NEW BUSINESS: Dover Lake recently experienced a fish kill. The Board reviewed the water test report along with articles from the contractor who maintains the lake on the different causes of fish kills. The report indicated that the kill was due to low oxygen levels. It was noted that one of the task orders of the engineer who was hired to inspect the entire system is to devise a plan for Dover Lake for desired water levels.

The Board reviewed proposals for replacement of the pavers at the lake stop sign areas that have failed. The Board would like to see drawings of the plan prior to making a decision.

With no further business before the Board of Directors the meeting was adjourned at 8:00 pm.

Respectfully Submitted,

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