

The Towns at Lakeside Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, March 25, 2008

Call to Order/Determination of Quorum: Meeting was called to Order by Barry Karpay at 8:52 p.m. Board members present were Barry Karpay and Debora Hudrlik. Frank Messina was absent.

Confirmation Previous Meeting Minutes: Minutes from the previous 2007 meeting were read by Debora Hudrlik. Motion was made by Barry Karpay and seconded by Deb Hudrlik to accept the minutes as read. Motion passed.

Old Business: None

New Business:

Election of Officers: Motion was made by Deb Hudrlik and seconded by Barry Karpay to retain the Officer positions as before: Barry Karpay as President, Frank Messina as Vice President and Debora Hudrlik as Secretary/Treasurer. Motion passed.

Confirmation of Mailing Address for association will be c/o Management Company, Sun Vast Management.

Adoption of Collection Policy- Motion was made by Barry Karpay and seconded by Debora Hudrlik to adopt the Collection Policy as presented. Motion passed.

Adoption of Violation Policy- Motion was made by Debi Hudrlik and seconded by Barry Karpay to adopt the Schedule for Correction of Violations. Motion passed.

2008 Budget- Motion was made by Barry Karpay and seconded by Debora Hudrlik to adopt the 2008 budget as presented with monthly payments of \$ 143.75. Motion passed.

Adoption of Gutter/ Entry Screen Door Criteria- Motion was made by Debora Hudrlik and seconded by Barry Karpay to approve the specifications as submitted and to allow two downspouts on gutters. Motion passed.

Landscape Contractor- Motion was made by Debora Hudrlik and seconded by Barry Karpay to retain the services of Valley Crest. Motion passed.

Website Contractor- Motion was made by Debora Hudrlik and seconded by Frank Messina to retain the services of website designer to complete community website. Motion passed.

Reserve Study- Motion was made by Deb Hudrlik and seconded by Barry Karpay to have a reserve study done by Reserve Advisors. Motion Passed.

Committee Chairs- Chairpersons will be appointed after review of volunteers.

Adjournment: Motion was made and seconded to adjourn meeting. Meeting was adjourned at 8:58 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Debora L. Hudrlik". The signature is written in black ink and is positioned below the phrase "Respectfully submitted,".

Debora L. Hudrlik
Recording Secretary