

Huntington Ridge Town Homes

ASSOCIATION, INC.

BOARD MEETING

January 22, 2008

MINUTES

Call to Order and Quorum. . President McMahan, members Mule', Matthew, Cathcart and Castellana, representing a quorum, convened the Board of Directors at approx. 15:12 at Barnes Coffee Shoppe. Residents in attendance: N. Taylor, T. Malony, A Alhadeff, & P. Priore.

An authorized sign was placed at the main entrance of the community. Posted notice 48hrs in advance.

J. Matthew made a **motion** to waive the reading of the minutes of the December 10, 2007 meeting as presented. Mark Mule' **second motion**. Unanimously approved. .

President McMahan introduced Rick Pitrowski, **Communities of America**, Huntington Ridge new Management Company. He and his office staff are putting together "Landscape Cleanup" specs for our approval.

Ms Matthews gave Rick Petrowski of Communities of America, paperwork on Huntington Ridge Money Market and CD –which constitutes Huntington Ridge reserve fund. Mr. Petrowski will review new options for an interest bearing account.

The replacement of palms and pine trees, which were removed without consent of the board, is currently under advisement. The Board is in process of consulting a designer from Communities of America, Our new management company, to enhance the present landscape design.

President McMahan wants more bids for a new Landscape Co.

Old Business: M. Mule' stated units 2104, 2114, 2115 have requested replacement of trees. Mark will also look into Landscape Pest control.

Mike Castellana continues research for making pool gate more secure.

New Business: Mike Castellana mentioned we need to look into Surge Protectors for the main gate.

Nancy Taylor will be in possession of gate clickers. Mike made **motion** to sell clicker for \$25.00. Mark Mule' **second**. Residents may request refund difference from original pricing of clickers.

Mark Mule' made **motion to adjourn**. Craig McMahan has **seconded the motion**. The Motion was unanimously approved.

Meeting adjourned 16:20 hrs.

Respectfully submitted for Approval
Cynthia Cathcart
Secretary

Communities of America Richard S. Pitrowski, CCLA, CMCA, AMS ■
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"Helping Communities Reach New Heights"

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