

**VILLAS OF BURNT STORE ISLES I, CONDOMINIUM ASSOCIATION, INC.**  
Board Meeting Minutes

Date: April 8, 2008

Hour: 5:00 PM

Place: Community Clubhouse

Call Meeting to Order

President Charles Council called the meeting to order at 5:00 PM.

Director(s) present: Charles Council, Guy Saunders, Susan Anderson and Tom Murphy

Establish quorum/proof of notice

A quorum was established and proof of notice was obtained in accordance with Florida State Statute 718 and the association documents.

Approval of minutes

A motion was made and seconded to approve the March 11, 2008 Board Meeting Minutes. Motion passed unanimously.

Committee Reports

- Finance Committee – A review of the March financials was given.
- Architectural Committee – The Committee has given the Board of Directors the summary of recommendations for consideration.
- Grounds & Landscaping – No report

Old Business

- Update on port turnover audit from Florida Heritage – The Association's attorney is working on this matter and a Summary Judgment is being filed.

New Business

- Board Vacancy – Tom Murphy moved and Susan Anderson seconded a motion to appoint Debbie Saunders to the Board of Directors, to fulfill the position vacated by Alice Kelly. Motion passed unanimously.
- Flood Savings – The Association is going to participate in the new flood program which will save the Association 12% on all flood insurance policies as they renew.
- Architectural standards for garage screens. – Tom Murphy moved and Guy Saunders seconded a motion to approve the ARB Committees recommendations with the understanding that they are subject to change. Motion passed unanimously.
- General property maintenance, roof treatment and gutter cleaning – Prices are being obtained to handle many of the common maintenance issues that the Association faces. Crowther Roofing has been retained to complete a roof survey to determine if the roofs are in good shape, and what the required maintenance will be. Gutter cleaning will be handled on an as-needed basis for homeowners.

- Wind Mitigation Reports – Charles Council moved and Tom Murphy seconded a motion to have all of the homes inspected and mitigation forms completed for all units. This will help the association save money on the property insurance premiums.
- Pool Signage – Charlie to determine what wording should be used on the pool sign. Once determined Gateway Management will order a new sign.

Meeting adjourned at 6:15 pm.

DRAFT