

WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, Inc.
MINUTES
BOARD OF DIRECTORS BUDGET MEETING
OCTOBER 23, 2012

1. CALL TO ORDER. The telephonic meeting of the Board of Directors of WestPoint Townhomes Homeowners Association, Inc. was called to order at 5:44 pm on Tuesday, October 23, 2012 at 22 N Orlando Ave, Kissimmee, FL 34741, the location specified in the notice for this meeting.
2. DETERMINATION OF A QUORUM. A quorum was established as there were present two board members telephonically as follows: : Paulo Ramalho Juan Garcia; others present: Minetta Garay Gay, LCAM, Managing Agent for the association in person and Denise Harrison and Sandra Ezze (in attendance telephonically)
3. CONFIRMATION OF PROPER MEETING NOTICE: It was announced by Minetta Garay Gay, LCAM that the notice for this meeting was accomplished in accordance with bylaw and statutory requirements.
4. RATIFICATION OF BOARD MEMBER VACANCY. By unanimous consent, the Board ratified the vacancy and requested volunteers to serve the remaining of the one year term until the next annual meeting March 2013. No volunteers at this time, management requested the two attending owners consider themselves for the position and to let our office know.
5. RATIFICATION OF NEW INSURANCE POLICY ADOPTION. By unanimous consent, the Board voted to purchase general liability through National Insurance Solutions at a premium of \$560/year and Director & Officer insurance at a premium of \$611/year.
6. RATIFICATION OF NEW LANDSCAPE COMPANY CONTRACT. By unanimous consent, the Board voted to hire Jose Paredes Lawn Service at a cost of \$1000/month for lawn portion of contract commencing January 1, 2013 or if possible sooner and \$75.00 per month for Irrigation Inspections to commence one system is up and functional. Board unanimously agreed to put the current contract on 30 written notice effective immediately.
7. RATIFICATION OF MANAGEMENT AGREEMENT. By unanimous consent, the Board voted to maintain the presence of Property Solutions Unlimited Inc. at a cost of \$375.00 per month commencing January 1, 2013
8. APPROVAL OF THE 2013 BUDGET. After discussion, motion was made, seconded and unanimously carried, the Board voted to approve the proposed 2013 as presented.
9. APPROVAL OF 2013 ASSESSMENTS. Motion was made, seconded, and unanimously carried, the Board of Directors voted to approve the maintenance fee assessment increase of \$5.00 to the total monthly charge of \$80.00 per unit per month commencing January 1, 2013.

WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, Inc.
MINUTES
BOARD OF DIRECTORS BUDGET MEETING
OCTOBER 23, 2012

10. BOARD MEETING SCHEDULED: By unanimous consent, the Board agreed to hold their next meeting immediately preceding the Annual Meeting for the purpose of enacting a resolution to suspend the voting rights of a member of the association for the non payment of any monetary obligation due to the association that is more than 90 days delinquent.
11. OPEN FORUM. Community would like updates as to the progress of removing dumpster with City of Winter Garden ~ Paulo to take lead if Management can not make any progress. Newsletter with updates including Pick up your Pooches Poo to go out with Budget mailing. Parking issues through out community, inform residents of parking restrictions for fire lane and emergency vehicles.
 - i. **RESERVES: Board members want to investigate how HOA can coordinate maintenance of exterior painting, gutter installation, termite bonds and possibly roofs. Contact Legal to review documents and instruct how to make this a possibility ~ concerned that this will be the only way in the future to keep property values stable and cohesiveness of the community.**
12. MOTION TO ADJOURN. There being no further business, upon motion duly made and unanimously carried, the meeting was adjourned at 6:45 p.m.