

REGAL PALMS OWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING

April 3, 2009

MINUTES

DIRECTORS PRESENT: Richard Prior, Keith Tree, Hank Cairo; Carl Hardin, Philip Shoebridge

DIRECTORS ABSENT: Kathy Laboon

OTHERS PRESENT: Lynn Mitchell, Robert Wagner, Sandy Tsutahara of Soleil Management; Peter Sewall, CRI Florida

A. CALL TO ORDER

Richard Prior called the meeting to order via telephone conference at 11:05am EDT.

B. ROLL CALL AND ESTABLISHMENT OF QUORUM

A quorum was established with 5 of the 6 Directors present.

C. PROOF OF NOTICE

Management provided proof that notice of this meeting was given in accordance with the Bylaws of the Association and Florida Statutes.

D. APPROVAL OF MINUTES – Board Meeting 3/13/09

Motion to approve minutes as submitted was approved by all Directors present.

E. OLD BUSINESS

1. Peter gave update on the entrance/exit gates. Card reader problems being worked on. Since notice went out, Lynn Mitchell and board members have had owner e-mails about having to register at the Regal Palms Club front desk in order to get a key card to gain entrance to the gates and to the pool. Peter indicated that he had given pin code access to the Valley Crest & Terminix, so that they could gain access to do their contracted work. Lynn Mitchell has notified all the management companies that the owners supplied from the pest control notice. It is not a complete list as of yet. Peter indicated that there are 12 signs on order to further explain to owners/guest/contractors/renters how to gain entrance.

Motion was introduced by Richard Prior to issue all management company representatives 4 key cards to the resort gates. R. Prior voted yes. P. Shoebridge voted yes. K. Tree voted yes. C. Hardin voted yes. H. Cairo voted yes. Motion carried.

2. Peter Sewall and Lynn Mitchell will contact other management companies to notify them of this new procedure and have them sign for the 4 key cards.
3. Peter discussed fencing needs as well. He had received 2 proposals for fencing the Jacks Road – Verona to Calabria area (925') and a 97' area. Board agreed to proceed with the 97' fencing project (\$1,188) to keep vehicles from trying to drive around the barrier. R. Prior voted yes. P. Shoebridge voted yes. C. Hardin voted yes. H. Cairo voted yes. K. Tree voted yes.
4. Sandy Tsutahara presented the update on the foreclosures & liens process with Brad Alley. Brad is working on an updated list as there was some bad addresses. They will work on the larger balances first. The accounts receivable spreadsheet was sent out to all board member in a separate email.
5. Credit Card acceptance for HOA fees discussion: Bob Wagner explained the fee structure Soleil would have to charge to process credit card payments. In addition, Bob said that should an owner establish a payment plan with Soleil using their credit card or other approved form of payment, the lien process would be suspended until the owner again defaults.
Motion was put forth by Philip Shoebridge to accept the credit cards from owners in payment of HOA fees with the proviso to have Soleil charge a minimum processing fee of \$15.00 or 5% whichever is greater. R. Prior voted yes. P. Shoebridge voted yes. K. Tree voted yes. H. Cairo voted yes. C. Hardin voted yes.
6. Soleil's collections proposal for dealing with delinquents was discussed.
Motion was put forth by Richard Prior that the Board of Directors agree to the proposal submitted by Soleil Management and thereby agree to the costs associated with contacting all owners. R. Prior voted yes. P. Shoebridge voted yes. H. Cairo voted yes. K. Tree voted yes. C. Hardin voted yes.
7. The DLA Piper filing was discussed. Carl Hardin brought up a meeting he had with Richard Wilkes, who had proposed having Soleil Management operate the club for Superior. This would involve staffing, accounting and managing the club operations, so that Superior is completely out of this role. Carl recommended that the board wait to contact DLA Piper until Richard Wilkes came back with a proposal to Richard Rodriguez.
Motion was put forth by Richard Prior to give 4 working days to Richard Wilkes to produce a proposal for Soleil Management.
R. Prior voted yes. P. Shoebridge voted yes. K. Tree voted yes. H. Cairo voted yes. C. Hardin voted yes.

F. NEW BUSINESS

Richard Prior asked the board member if there was any new business to report.

1. Keith Tree asked Peter if any further progress had been forthcoming on the front desk reception area refurbishment. Peter said that he was expecting a new proposal from Richard Wilkes.

Keith also said that Valley Crest had completed the Phase 5 of the sod program and that the association should hold on to the remaining payment and retention until Peter has had a chance to do a walk through with the Valley Crest managers. Valley Crest crew will be out next week to start the palm tree pruning program. In addition, Valley Crest is producing 3 proposals for Keith: 1. Front entrance, 2. center island on Napoli, 3. the fronts of the townhomes to include a drip system. Proposals 1 & 2 , when we receive quotes and subject to Budget, will be implemented as soon as possible. The third proposal would need to be built into the 2010 budget for landscaping.

2. Trash removal program was discussed. It was agreed to let the program with the bins work before we over-react to the initial owner objections received from the email blast and notices.
3. Peter to check on codes relating to whether life safety equipment is required or warning signage for the retention ponds.
4. Keith has heard back from Polk County concerning the “buffering” on Jacks Road. Engle is in breach and Polk should act now on this. They are copying Keith on the details and plan of what we should have had.

Next board meeting scheduled for Friday, May 8, 2009 at 11:00am EDT.

Meeting adjourned at 12:30pm EDT.