

LUMSDEN POINTE HOMEOWNERS ASSOCIATION, INC.

Minutes for the Board of Director's Meeting

July 16, 2009

Call To Order: Pursuant to duly given notice, President Bob O'Donnell called the Lumsden Pointe Homeowners Association Board of Director's Meeting to order at 6:35 p.m., at the Lumsden Pointe Guard House, 1010 Lumsden Blvd., Valrico, FL 33594.

Establish a Quorum:

- Present: Bob O'Donnell, Paula Cooper, Michael Miller, and Maryellen Wright (arrived at 7:30 pm). Quorum declared present.
- Management Company: Brenda Annett of Communities of America, Inc. (COA) was present.

Acceptance of Proposed Agenda: A motion was made by Paula Cooper to approve the agenda; second by Michael Miller. Motion approved 3-0.

Acceptance of Meeting Minutes: A motion was made by Michael Miller to approve the June minutes with the correction of replacing Paula Cooper's name for his name under the "Motion to Adjourn" paragraph; seconded by Paula Cooper. Motion approved 3-0.

Reports: Brenda Annett handed out the delinquency report. The manager's report included information about status of collections and drive throughs. Treasurer's Report was presented by Bob O'Donnell. There was a discrepancy in the Landscaping R&M budget line. Brenda will check with Accounting to determine why the Actual did not match the Budget. The budget meeting date was discussed and is planned for September 17, 2009.

Old Business: The landscaping project on Sweet Breeze will be worked on this Saturday. The citrus trees along Lumsden were approved for removal by B&G. The project will not exceed \$2000. The landscaping around the fountain was discussed. Paula reported that marigolds were planted. Decisions on other beds would need to be made.

New Business:

Financial Policy Statement was emailed to the Board after last meeting. Security of abandoned homes was discussed. 1818 Greystone Heights has been vandalized. Neighbor is trying to secure house but still problem. Sheriff should be called to report criminal activity 247-8700. Bob O'Donnell presented information from meeting regarding the Lumsden Road/Lithia Pinecrest Intersection improvement. The Board is waiting on the revised Irrigation Schematic from Complete. Brenda will follow up with Complete. Also a broken sprinkler head between circle and guardhouse on right side is shooting water up. Also the Board would like to have Complete take a look at the rain sensors to be sure they are working correctly. Brenda to follow up on these items. The Neighborhood MiniGrant application is due in to the County by July 24th. The project to submit is to create a bus stop area at the Lumsden Point circle. Brenda will collect the cost information and submit the application.

Motion to adjourn made by Bob O'Donnell; seconded by Michael Miller; approved 4-0. Next meeting scheduled for 6:30 at the Guard House on August 20, 2009.

Respectfully submitted,

Secretary

Date