

FOREST VIEW HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 8, 2008

MINUTES

ESTABLISH A QUORUM AND CALL MEETING TO ORDER

Meeting called to order by President Joseph Damato at 7:35 P.M.

A quorum was established with the following Directors present:

Joseph Damato, PRESIDENT
Shawn Kaye, VICE PRESIDENT
Brett Fitzgerald, SECRETARY
Shawn Tartaglia, TREASURER
Linda Butcher, DIRECTOR

MOTION TO WAIVE OR READ MINUTES

Shawn Tartaglia moved to accept and waive reading minutes of March 11, 2008 Board of Directors meeting, Motion seconded by Linda Butcher. All in favor.

FINANCIAL REPORT:

Treasurer, Shawn Tartaglia presented the Treasurers report;

Current Operating Fund Balance:	\$27,173.15
Reserve Fund Balance:	<u>\$24,042.48</u>
TOTAL	\$51,215.63

3 homes in foreclosure; 9 homes in collection
Delinquent receivables: \$8,900 over 90 days

Swawn reported that 3/18/08 meeting with Prime management went well and all outstanding accounting errors have been corrected.

MANAGER'S REPORT: Waived

COMMITTEE REPORTS:

ARC Committee:

6654 Ashburn Road – Painting – Denied, based on colors being too dark for current roof color of white.

Grievance Committee: Meeting will be held on April 30, 2008 at 7:00P.M. to discuss outstanding violations. Notification letters will be mailed to violators giving 14 day notice

RESIDENTIAL QUESTIONS/ INPUT ON AGENDA ITEMS

Board received question from owner regarding placing planter pots in driveway. After discussion, the board agreed to follow the Master Board ARC Guidelines and disallow anything to be placed on the driveway.

OLD BUSINESS:

Tree Removal:

The board discussed several options to remove and replace all hardwood trees on the swail area. The options include removing and replacing all the trees at one time as well as removing and replacing trees in sections over a period of time. As a special assessment may be required, the method and timing on removal and replacing the trees will be determined with the input from the residents at a special assessment meeting. A letter will be drafted by the board and mailed to homeowners advising of the options along with the date of the special assessment meeting.

NEW BUSINESS:

Shawn Tartaglia moved to give Prime Management 30 days notice of Cancellation of their management agreement and appoint A&N Management as the new Management Company for Forest View HOA. A&N will relieve Prime Management effective 5/08/08. Motion seconded By Joe Damato, all in favor.

ADJOURNMENT: The meeting was adjourned at 8:02 P.M.

As submitted by Mel Merenstein, Property Manager corrected and approved by Forest View Home Owners Association Board of Directors and attested by:

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Joseph Damato, President Brett Fitzgerald, Secretary