



MANAGEMENT, INC.  
 902 CLINT MOORE ROAD STE 110  
 BOCA RATON, FL 33487

FOREST VIEW HOMEOWNERS ASSOCIATION, INC.

Minutes of Forest View HOA  
 Board of Directors Meeting  
 October 20, 2009 7:30 PM

Present: Shawn Tartaglia, Linda Butcher and Brett Fitzgerald. Deborah Cosmano and Shawn Kaye were absent with notice.

John Kline from A&N Management

Board of Directors Meeting called to order by Shawn Tartaglia, of Forest View HOA at 7:40 PM.

Shawn Tartaglia completed roll call. All Board members present with the exception of Shawn Kaye and Deborah Cosmano. Quorum met. Proper meeting notice was given.

Motion made by Linda Butcher to approve the minutes from the August 18, 2009 meeting as written. The motion was seconded by Shawn Tartaglia. The motion passed unanimously.

Manager's Report: Given by John Kline from A&N Management

Financial Report: Given by: Shawn Tartaglia

a. Operating First Southern	\$58,471.01
b. Washington Mutual CD	\$ 5,890.06
c. First Southern CD (road reserve)	\$30,612.75
d. Total Assets	\$117,309.40
e. Number of homes at attorney	5
f. Pre Paid Accounts	\$4,183.28
g. Total of assessment receivables	\$11,937.50
h. Under budget Year to Date	\$34,376.78
i. Deferred balance due at Sachs Sax & Caplan	\$4,618.00

Grievance Committee Report: No report given

Architectural Report:

- Motion made by Linda Butcher to approve with conditions the Architectural Application submitted by 7469 Kingsley Court to paint the garage door and change the front door. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.
- Motion made by Linda Butcher to deny the Architectural Application submitted by 6689 Ashburn Road to install an aluminum screen room with an aluminum roof. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.

Old Business: No old business was conducted



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New Business:

- Motion made by Shawn Tartaglia to contract with Nick Felicione, Inc. to install 20 bait stations in the preserve area, and to maintain them for a period of 3 months. The amount of the contract is not to exceed \$600.00. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.
- Motion made by Shawn Tartaglia to contract to establish a “working capitol” Money Market account in the amount of \$10,000.00. These initial funds are to be transferred from the operation account. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.
- Motion made by Shawn Tartaglia to establish a procedure that in the event a violation fine is waived or reduced by the board of directors, the no show fee if imposed in the amount of \$25.00 cannot be waived or reduced. The motion was seconded by Linda Butcher. The motion passed unanimously.

Motion made by Linda Butcher to adjourn the meeting at 8:30 PM. The motion was seconded by Shawn Tartaglia. The motion passed unanimously.

Respectfully Submitted,  
John Kline, LCAM, CMCA, AMS  
A & N Management, Inc.

Approved: \_\_\_\_\_