



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
 February 16, 2010 7:30 PM

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

John Kline from A&N Management

The Board of Directors Meeting called to order by Deborah Cosmano, of Forest View HOA at 7:30 PM.

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

Motion made by Linda Butcher to approve the minutes from the October 20, 2009 meeting as written. The motion was seconded by Deborah Cosmano. 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	\$52,743.46
b. Washington Mutual CD	\$ 5,890.06
c. FBS Working Capitol	\$10,000.00
d. Reserve Funds	\$32,074.72
e. Total Assets	\$132,727.35
f. Number of residents over 90 day delinquent	28
g. Pre Paid Accounts	\$1,404.72
h. Total of assessment receivables	\$20,351.50
i. Under budget Year to Date	\$2,138.48
j. Deferred balance due at Sachs Sax & Caplan	\$4,618.00

Grievance Committee Report: No report given

Architectural Report: No report given

Old Business: No old business was conducted

New Business:

- Motion made by Shawn Tartaglia to contract with Superior Pressure Cleaning to clean common area sidewalks, street gutters and curbs in the amount of \$450.00. The motion was seconded by Deborah Cosmano. 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: _____