



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
 May 18, 2010 7:30 PM

Present: Shawn Tartaglia, Linda Butcher and Deborah Cosmano
 Brett Fitzgerald and Shawn Kaye were 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 7:39 PM.

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

Motion made by Linda Butcher to approve the minutes from the February 16, 2010 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	\$55,504.51
b. Washington Mutual CD	\$ 5,890.06
c. FBS Working Capitol	\$ 10,024.14
d. Reserve Funds	\$33,175.39
e. Total Assets	\$132,727.35
f. Number of residents over 90 day delinquent	28
g. Pre Paid Accounts	\$1,328.38
h. Total of assessment receivables	\$16,197.50
i. Under budget Year to Date	\$2,138.48
j. Deferred balance due at Sachs Sax & Caplan	\$4,121.84

Grievance Committee Report: No report given but scheduled for May 2010

Architectural Report: No report given

Old Business: No old business was conducted

New Business: No new business was conducted

Items of Discussion: Landscape specs and bids to be prepared for the next meeting.

Motion made by Linda Butcher to adjourn the meeting at 8:10 PM. The motion was seconded by Shawn Tartaglia. The motion passed unanimously.

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

Approved: June 15, 2010