



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  
 July 20, 2010 7:30 PM

Present: Deborah Cosmano, Shawn Tartaglia, Linda Butcher 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 7:45 PM.

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

Motion made by Deborah Cosmano to approve the minutes from the June 15, 2010 meeting as written. The motion was seconded by Brett Fitzgerald. 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	\$53,321.85
b. Washington Mutual CD	\$ 5,890.06
c. FBS Working Capitol	\$10,044.93
d. Reserve Funds	\$33,911.61
e. Total Assets	\$131,560.97
f. Number of residents over 90 day delinquent	36
g. Pre Paid Accounts	\$4,250.54
h. Total of assessment receivables	\$20,342.50
i. Under budget Year to Date	\$8,997.56
j. Deferred balance due at Sachs Sax & Caplan	\$4,121.84

Grievance Committee Report: Report received

Architectural Report:

- Motion made by Linda Butcher to approve the Architectural Application submitted by 6684 Ashburn Road to install a pool. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.
- Motion made by Linda Butcher to approve Architectural application submitted by 6684 Ashburn Road to paint the house. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.

Unfinished Business: No unfinished business was conducted



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New Business:

- Motion made by Deborah Cosmano to send a letter to owner occupied units to make arrangements with A&N Management to pay all late fees before the account is sent to the attorney for collection. The homeowner has 15 days from the date of the letter to contact A&N Management. A&N will be given the authority to waive late fees and interest based on the conditions of the payments. The motion was seconded by Linda Butcher. The motion passed unanimously.
- Motion made by Linda Butcher to accept the proposal from Carolina Management Services to maintain the landscape of the common grounds in the amount of \$7,800.00. The motion was seconded by Deborah Cosmano. The motion passed unanimously.

Items of Discussion:

- Receivership
- New laws that affect homeowners associations
- Collections
- Sidewalk modifications
- Landscape Lighting
- Street Tree Installation

Motion made by Deborah Cosmano to adjourn the meeting at 8:50 PM. The motion was seconded by Shawn Tartaglia. The motion passed unanimously.

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

Approved: