



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  
 August 17, 2010 7:30 PM

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

John Kline from A&N Management

The Board of Directors Meeting called to order by Shawn Tartaglia, of Forest View HOA at 7:45 PM.

Shawn Tartaglia 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 July 20, 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	\$59,157.34
b. Washington Mutual CD	\$ 5,890.06
c. FBS Working Capitol	\$10,055.17
d. Reserve Funds	\$34,279.59
e. Total Assets	\$148,774.16
f. Number of residents over 90 day delinquent	45
g. Pre Paid Accounts	\$1,063.88
h. Total of assessment receivables	\$31,603.00
i. Under budget Year to Date	\$15,495.91
j. Deferred balance due at Sachs Sax & Caplan	\$4,121.84

Grievance Committee Report:

- The following addresses received a \$25.00 no show fine and \$50.00 per day until the violation has be rectified; 6617 Ashburn Road, 6629 Ashburn Road, 6797 Ashburn Road, 6797 Ashburn Road, 6803 Ashburn Road, 7493 Kingsley Court, 7493 Kingsley Court, 7584 Kingsley Court, 7545 Ridgefield Lane, 7558 Ridgefield Lane, 7558 Ridgefield Lane.
- 7428 Kingsley Court was given 14 days to obtain a contract to paint the garage door and front door, and 30 days after that to complete the painting of the garage door and front door. In the event that does not occur a \$50.00 per day fine will be imposed.
- 7428 Kingsley Court was given 14 days to obtain a contract to paint the body of the house, and 30 days after that to complete the painting of the body of the house. In the event that does not occur a \$50.00 per day fine will be imposed.



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Architectural Report: No New Applications were reviewed

Unfinished Business: No unfinished business was conducted

New Business:

- Motion made by Linda Butcher to accept the recommendations of the grievance committee as presented. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.

Items of Discussion:

- Collections
- Late Assessment Letters
- Landscape Lighting
- Street Tree Installation

Motion made by Shawn Tartaglia to adjourn the meeting at 9:15 PM. The motion was seconded by Fitzgerald. The motion passed unanimously.

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

Approved: November 16, 2010