



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
 November 16, 2010 7:30 PM

Present: Deborah Cosmano, Shawn Tartaglia 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 Shawn Tartaglia to approve the minutes from the August 17, 2010 meeting as written. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.

Manager’s Report: Presented by John Kline from A&N Management

Financial Report: Presented by: Shawn Tartaglia

a. Operating First Southern	\$82,932.91
b. Washington Mutual CD	\$ 5,890.06
c. FBS Working Capitol	\$10,086.29
d. Reserve Funds	\$35,386.67
e. Total Assets	\$165,542.93
f. Number of residents over 90 day delinquent	28
g. Pre Paid Accounts	\$959.10
h. Total of assessment receivables	\$25,193.38
i. Under budget Year to Date	\$31,237.49
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; 7530 Kingsley Court for failure to trim hedges and 7530 Kingsley Court failure to clean the sidewalk.



Architectural Report: No New Applications were reviewed

Unfinished Business: No unfinished business was conducted

New Business:

- Motion made by Deborah Cosmano to accept the recommendations of the grievance committee as presented. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.
- Motion made by Shawn Tartaglia to lien the property all homeowners that are delinquent in excess of 90 days with Forest View Homeowners Association and in foreclosure with both Smith Farm Master Homeowners Association and Forest View Homeowners Association. The motion was seconded by Deborah Cosmano. The motion passed unanimously.
- Motion made by Deborah Cosmano to accept the proposal submitted by Carolina Management Inc. in the amount of \$33,250.00 for swale palm tree replacement. The motion was seconded by Shawn Tartaglia. The motion passed unanimously.
- Motion made by Deborah Cosmano to Appoint Oliver Howell from 7531 Ridgefield Lane to represent Forest View Homeowners Association on the Smith Farms Master Association Board. The motion was seconded by Shawn Tartaglia. The motion passed unanimously

Items of Discussion:

- Swale tree trimming
- Common area and common sidewalk and curb cleaning

Motion made by Shawn Tartaglia to adjourn the meeting at 8:20 PM. The motion was seconded by Brett Fitzgerald. The motion passed unanimously.

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

Approved: _____