

FOREST VIEW HOMEOWNERS ASSOCIATION, INC.

Minutes of Forest View HOA
Board of Directors Meeting
December 20, 2011 7:30 PM

The Board of Directors Meeting was called to order by the President, Deborah Cosmano, at 7:55 PM. Also present were Shawn Tartaglia and Shawn Kaye by speaker phone. Brett Fitzgerald was absent.

Jeff Kolodney was present from A&N Management

Proper meeting notice was given.

Motion made by Deborah Cosmano to appoint Stephen Olender to fill the vacant seat on the Board. The motion was seconded by Shawn Tartaglia. All in favor, motion passed.

After the vote, Shawn Kaye was no longer available.

Motion made by Deborah Cosmano to approve the minutes from the October 18, 2011 meeting as written. The motion was seconded by Shawn Tartaglia. Deborah Cosmano and Shawn Tartaglia voted in favor, motion passed. Stephen Olender abstained.

Manager's Report: Presented by Jeff Kolodney

Financial Report: Presented by: Shawn Tartaglia.

Motion made by Shawn Tartaglia to transfer \$20,000 from the operating account to the working capital account. The motion was seconded by Deborah Cosmano. All in favor, motion passed.

Motion made by Shawn Tartaglia to approve the 2012 Association budget with no increase in the \$125 per quarter maintenance fee. The motion was seconded by Deborah Cosmano. All in favor, motion passed.

New Business:

- Motion made by Shawn Tartaglia, seconded by Stephen Olender approve the replacement of a pump station be Carolina management in the amount of \$1,775. All in favor, motion passed.
- Motion made by Shawn Tartaglia, seconded by Stephen Olender approve the pressure cleaning proposal from Superior Pressure Clean in the amount of \$450. All in favor, motion passed.
- Motion made by Shawn Tartaglia, seconded by Stephen Olender approve the new insurance proposal. All in favor, motion passed.

Motion made by Shawn Tartaglia to adjourn the meeting at 8:35 PM. The motion was seconded by Stephen Olender. The motion passed unanimously.

Respectfully Submitted,
Jeff Kolodney, LCAM
A & N Management, Inc.

Approved: _____