

Antares Community Owners Association
Board of Directors Meeting
May 12, 2010

I. CALL TO ORDER:

A. Board President, Novokolsky, called the Board meeting to order at 6:30 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President Alex Novokolsky
Vice President Frank Hardalo
Treasurer Domenic Fandetti
Director Rodney Grabinski

Absent - Secretary Steven Davison

C. Others Present:

Kim Hand, CCAM, Community Association Manager, Recording Secretary ~ Curtis Management Company
Three Homeowners

II. SHOW CAUSE:

A. The Board members *MSCM to approve to place a \$50.00 penalty assessment on the following units; 12674-42 Carmel Country Rd., 12668-58 Carmel Country Rd., 12664-71 Carmel Country Rd., and 12658-90 Carmel Country Rd. for failure to attend and correct the violation.

III. HOMEOWNERS FORUM:

Owner, Duc, asked the Board if anyone has added a bathroom to their units. The Board discussed and advised the Homeowner that Bob Cimo would be the best person to contact.

IV. MINUTES:

A. The Board members *MSCM to approve the March 25, 2010 minutes as written.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending April 30, 2010 and March 31, 2010. *MSCM to accept the financials, subject to independent audit.

April, 2010

Total Assets:	\$121,995.13
Income: (Actual)	\$ 15,091.50
Operating Expenses:	\$ 16,014.45
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0
Net for the Month:	\$ 607.77
Net for the Year:	\$ 7,185.19

March, 2010

Total Assets:	\$120,617.36
Income: (Actual)	\$ 17,767.04
Operating Expenses:	\$ 18,779.43
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0
Net for the Month:	\$ (2,111.86)
Net for the Year:	\$ 6,577.42

B. Delinquency Analysis:

The April report was reviewed by the Board.

VI. ADMINISTRATIVE:

A. Reserve Study - *MSCM to table the 2010 reserve study submitted by Michael J. Ferrara.

The Board requested that more information be supplied with an explanation for each line item. The Board would also like a better understanding on how to read the Reserve Study.

VII. LANDSCAPE:

A. Landscape Inspection -The Board members were provided a landscape property inspection for April, 2010 by Curtis Management.

B. Tree Trim Bid - *MSCM to approve the \$3,755.00 bid for tree trimming from Urban Tree Care.

C. Landscape Walk-through Date - The Board members discussed changing the walk-through date to a Tuesday or Thursday. Management will check the landscapers schedule to see if the walk-through date can be changed.

VIII. MAINTENANCE:

A. Work Order Logs - The Board members were provided the work order logs for April, 2010.

B. Waste Management Claim - The Board members were provided all correspondence for the damage that was caused in the courtyards by Waste Managements trucks. Management informed the Board members that a check was received on 5/10/10 in the amount of \$4,200.00.

C. Parking Permits/Garage Inspector - The Board members discussed who the best candidate would be to issue parking permits. The Board authorized Frank Hardalo to be in charge of issuing parking permits.

IX. VIOLATIONS:

A. Violation Log - The Board members were provided a April, 2010 violation log for review.

Homeowner Correspondence - The Board members reviewed all Homeowner correspondence.

X. NEXT MEETING:

A. The next meeting will be held on Wednesday, June 16, 2010 at 6:30p.m. in the shared fitness room.

XI. ADJOURNMENT:

A. The Board members *MSCM to adjourn the meeting at 8:30 p.m.

Board Member: 

Date: 7/21/2010

*MSCM ~ (Moved, Seconded, and Carried by Majority)