

Antares Community Owners Association
Board of Directors Meeting
April 20, 2011

I. CALL TO ORDER:

A. President Rodney Grabinski called the Board meeting to order at 6:55 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President	Rodney Grabinski
Vice President	Frank Hardalo
Secretary	Alex Novokolsky
Treasurer	Steven Davison
Director	David Rubin

C. Others Present:

Kim Hand, CCAM, Community Association Manager ~ Curtis Management Company
Linda Strom, PCAM, Recording Secretary

II. HOMEOWNERS FORUM:

A. None

III. SHOW CAUSE:

A. Unit #23 owner did not attend the meeting regarding removal of an unapproved Satellite dish that was installed. It was noted the dish has been removed as requested.

IV. MINUTES:

The Board members ***MSCM** to approve the February 16, 2011 minutes as written.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending February 28, and March 31, 2011.
***MSCM** to table the financials until Domenic Fandetti could review them.

	<u>March 31, 2011</u>
Total Assets:	\$118,454.73
Income: (Actual)	\$ 18,075.50
Operating Expenses:	\$ 18,017.59
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 4,993 .51*
Net for the Month:	\$ 57.91
Net for the Year:	(\$ 10,460.66)

*Sun Diego Pool Care - \$2,650.00 & Bob Cimo - \$2,343.51

	<u>February 28, 2011</u>
Total Assets:	\$122,733.64
Income: (Actual)	\$ 14,974.50
Operating Expenses:	\$ 12,384.55
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 9,455 .00*
Net for the Month:	(\$ 2,589.95)
Net for the Year:	\$ 32,855.57

*ATI - \$1,315.00 & Fuller Paving - \$8,140.00

VI. ADMINISTRATION:

A. Reserve Study Proposals: ***MSUC** to approve Michael Ferrara at \$450 to prepare the update for the year.

VII. ARCHITECTURAL:

- A. *MSUC to table unit #13 Architectural request regarding a black light fixture above the entry door. Board will look at the light on the walk through tomorrow morning.
- B. *MSUC to approve unit #90 flower window covering above the front door and to waive the \$50 fine assessed last month.

VIII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for Thursday, April 21, 2011 at 8:30 a.m.
- B. Landscape and Property Inspection Walkthrough – February 17, and March 17, 2011 reports were provided for Board review.
- C. Tree Trimming Proposal - *MSUC to table the Urban Tree Care's proposal of \$6,150.00 until further review. Board will vote on it via e-mail.
- D. Lights – Lights near #57 & #84 have not been repaired in 3 months. Follow up was requested.

IX. MAINTENANCE:

- A. Work Order Report – February and March 2011 reports were provided for Board review.

X. CORRESPONDENCE:

- A. The correspondence was available for Board review. Unit #98 owner requested clean up from the removal of palm trees he had requested. The Board decided to look at any tree damages on their walk-through tomorrow.

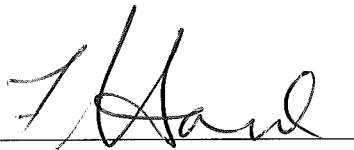
XI. NEXT MEETING:

- A. The next meeting will be held on Wednesday, May 18, 2011 at 6:30p.m. in the fitness room.

XII. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 7:25 p.m.

Board Member: _____



Date: _____



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