

Antares Community Association

Board of Directors Regular Session Meeting March 21, 2012

I. CALL TO ORDER:

A. Vice President; Frank Hardalo called the regular session meeting to order at 6:39 p.m.

II. ROLL CALL:

A. Board members present:

Frank Hardalo	Vice President
Steve Davison	Treasurer
Alex Novokolsky	Secretary
Dave Rubin	Director at Large

Board members absent:

Rodney Grabinski	President
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B. Staff present:

Kim Hand	Community Association Manager; Recording Secretary
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C. Homeowners present:

R. Monee Hardesty ~ 12652-105 Carmel Country Road

III. MINUTES:

A. The Board *MSUA, the regular session meeting minutes from February 15, 2012.

B. The Board *MSUA, the regular session meeting minutes from January 18, 2012.

IV. FINANCIAL:

A. The Board *MSUA, the financial ending February 29, 2012.

<u>FEBRUARY 2012</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
Total Assets:	\$117,614.95	\$117,614.95
Income:	\$17,220.00	\$16,500.00
Operating Expenses:	\$22,497.44	\$22,497.44
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$1,100.00*	\$1,100.00*
Net Operating for the Month:	(\$5,277.44)	(\$5,997.44)
Net Operating Year to Date:	(\$19,217.19)	(\$17,526.19)

* Pro Tech Painting (Fire Lane Painting) ~ \$1,100.00

B. The Board *MSUA, to stop funding the Antares Reserve account until due to the shared facility pool repairs cost.

V. ADMINISTRATIVE:

A. Audit and Tax Proposals -

1. The Board *MSUA, Beck & Company CPA's 2012 audit and tax proposal, in the amount of \$800.00.

B. Reserve Study Proposals -

1. The Board *MSUA, Intraspect's level 1 reserve study proposal, in the amount of \$745.00.

VI. LANDSCAPE:

A. Walkthrough -

1. The next walkthrough is scheduled for Thursday, February 16, 2012 at 8:30 a.m.

VII. CORRESPONDENCE:

A. Homeowner Correspondence -

1. The Homeowner correspondence for the month was supplied for the Board to review.

VIII. UNFINISHED BUSINESS:

A. Tree Trimming Proposals -

1. The Board *MSUA, Urban Tree Care's tree trimming proposal (Queen Palm's & Phoenix Dactylifera only), in the amount of \$4,125.00.

➤ Community Association Manager; Kim Hand will contact Urban Tree Care to see how much deep root feeding will cost.

B. Tom Schutz – Parking Permit Request Correspondence -

1. The Board *MSUA, adding Tom Schutz to the parking variance for 6 months.

➤ Community Association Manager; Kim Hand will notify Tom Schutz and contact Summit Security to add his vehicle to the parking variance list.

C. Parking & Towing Rules -

1. The Board TABLED the parking & towing rules until all Board members are present.

D. Reserve Study Maintenance Schedule -

1. No discussion.

E. Rules & Regulations -

1. The rules and regulation revisions are on hold at this time.

F. Exit Gate -

1. No discussion.

IX. ADJOURNMENT:

- A. *MSUA to adjourn the regular session meeting at 8:26 p.m.

Board Member: 

Date: 7/18/2012