

MINUTES
Celery Lakes Homeowners Association, Inc.
Board of Directors Meeting
August 13, 2007

- ***Call to Order***
 - ✚ Board of Directors held a regular meeting on August 13, 2007 at the Celery Lakes Community Mailboxes.
 - ✚ The meeting was called to order by President Gary Einstein at 7:30 pm
- ***Statement of Quorum***
 - A quorum was established
 - Gary Einstein
 - Chris Giddings
 - Marc Percy
 - Sherry Smith
- ***Proof of Due Notice***
 - ✚ Proof of Notice was established. Notice posted 72 hours in advance at Mailbox bulletin board.
- ***Others Present***
 - ✚ No one other than the Board of Directors were present.
- ***Approval of Previous Minutes***
 - ✚ No minutes to approve.

Old Business

- ✚ No Old Business.

New Business

- ✚ Motion to terminate management contract with Sentry Management made by Gary Einstein, seconded by Marc Percy. All Board Members present voted in favor.
 - ✚ Motion to vote on a new management company by Gary Einstein, seconded by Chris Giddings. All Board Members present voted to hire Specialty Management Company of Central Florida. EPM Services did not receive any votes.
 - ✚ Motion to have checks cut to Celery Lakes HOA and forwarded to Specialty Mangement to set up the new bank accounts, in the amounts of \$25,000 from the operating account and the entire balance of the reserve account made by Gary Einstein, seconded by Marc Percy. All Board Members present voted in favor.
 - ✚ Motion to hire Al Cook as our attorney made by Marc Percy, seconded by Gary Einstein. All Board Members present voted in favor.
 - ✚ Members of Board, that were present, signed the termination letter to be mailed to Sentry Management. The letter will be mailed on 8/14/2007 via certified mail.
- ***Adjournment***

Marc Percy, Vice President
Celery Lakes HOA