

Celery Lakes Homeowners Association, Inc.
Minutes of the Meeting of the Board of Directors
January 21, 2008

Gary Einstein called meeting to order at 7:06 p.m.

Quorum was verified: all board members except Chris Giddings were in attendance. Patricia Poyser represented Specialty Management (SMC).

Minutes of previous meeting were approved,

Notice of the meeting was posted in excess of 48-hours prior to the meeting.

Gary Einstein reviewed the financial report. Management to send statement to bank for dues and outstanding balances to all banks with foreclosures on record. Management to send late notices after February 1, 2008 to all owners who have not paid. All owners with more than \$100.00 past due for 90-days or more to be sent to the association's attorney, Al Cook, for collection.

Landscaping: Jack continues to work on the Brisson entrance, he will be installing annuals at no charge to the association.

ARB: There were not requests this month.

Old Business:

1. On going violations was discussed. Management to continue to do regular inspections and send letters to unit owners. Attention to be paid to trash cans on driveways, for rent signs without prior board approval and multiple for sale/rent signs on lots. Sports equipment, commercial vehicles and boats should also be paid attention to.
2. Management to continue to follow up Larsen and associates on collection issues, no new collection items to be sent to Larsen, going forward all new collection matters to be sent to Al Cook.

New Business:

1. Board to do annual inspection and provide to management for letters to be sent. Community divided into four sections and board will work in teams to do inspection.
2. Management to look into getting estimates to clean mailboxes and hydrant. Also to get estimates for 75 feet of blacktop or concrete to pave easement at mailboxes.

Next board of directors meeting will be on February 18, 2008.

Meeting adjourned 8:20 p.m.

Submitted by Patricia Poyser