

Vizcaya at Waterford, Homeowners Association, Inc.

c/o Presidential Group South, Inc.
135 W. Pineview Street
Altamonte Springs, FL 32714

Meeting of the Board of Directors

5/22/05, Publix Alafaya, E. Colonial Dr., Orlando, FL

Call to Order: Meeting is called to order 5:00PM

Proof of Notice: Notice was posted at the entry to the Community 48 hours in advance.

Verification of Quorum: Directors are in attendance: James (Jim) Sramek, Lorraine Castillo, John Styer, Gretchen Boykin and Javier Boy. Bridgette Ross is in attendance from Presidential Group South, Inc.

Old Business: Approval of the previous meeting minutes – Tabled to next meeting.

Report to Members:

Presidents Report:

- Jim reports to members on the recent meeting with Carlos Rivero of Café Homes and the receipt of funds for deficit funding in the amount of \$4,962.62 and overcharges in assessment fees to homeowners. Documents were received, the Biotech Contract, Tax statements and Resignation letter for the Association files.
- Jim motions to refund pro-rated amounts to the homeowners researched on record, Lorraine seconds. Without objection so moved – Jim will email owners on record to Bridgette.
- Jim motions to accept funds remitted by Café Homes and deposit to the Association's Reserve Account. John seconds without objection so moved.
- Jim motions that he will respond to the Better Business Bureau as satisfactorily resolved, and favorably mention the cooperation of Café Homes and Carlos Rivero. Javier seconds without objection so moved.
- Jim reports that Café Homes installed signs along the conservation area per a requirement of St. Johns Water Management.
- Jim reports that he has had difficulty getting response on the sign from concrete casting contractors.

Finance Report:

- Lorraine reports a projected loss for the Association in 2005 of \$3,500 due to the lack of accuracy in budgeting expenses in 2004.
- Lorraine motions to reject the inaccurate tax report from Arrington and Associates, Jim seconds. Without objection, so moved.
- Lorraine motions for paperless transmittal of financial and reporting information from PGS in effort to save expenses. Jim seconds without objection so moved.

CCR Report:

- Gretchen reports on violations within the Community and the usage of the form as provided by Lorraine for noticing and recording.
- Gretchen has questions on the history of Architectural approvals; Bridgette will email her the report from TOPS.

New Business:

- Lorraine reports on the organization of a budget committee for drafting the 2006 budget, Javier volunteers to assist.
- Jim motions for the approval of the CCR Enforcement Resolution by the Board, Javier seconds so moved. Bridgette will email the completed resolution to Lorraine for distribution.

Next meeting: June 26th at 5:00PM location TBD

Adjournment: by Acclamation, adjourned 6:27PM