

INDEPENDENCE HOA MINUTES

BOARD OF DIRECTORS MEETING

April 15, 2009

Beth Acker, President of the Association, called the meeting to order at 6:40 P.M. Also present were Maria Valentin, Jason Richards, Katie Bogle, Robert Maldonado, Sean Fine, Colleen Havican, and Jenny Franco. The minutes were recorded by Shirley Wiley, Licensed Community Association Manager for Banyan Property Management, Inc.

Beth Acker updated the resident's on current issues and events and introduced Shirley Wiley as the new Community Association Manager from Banyan Property Management, Inc.

Michael Caparco of Orkin Pest Control reported on the services Orkin has to offer the residents; he offered all resident's a free termite inspection.

Frank Merony of Environmental Design Group discussed future plans concerning perimeter fencing, a clubhouse and parking lot; he presented architectural drawings of the future expansions.

On a motion duly made by Maria Valentin, seconded by Jason Richards the minutes from the March 18, 2009 meeting were unanimously approved by the Board of Directors.

On a motion duly made by Maria Valentin, seconded by Robert Maldonado the minutes from the April 10, 2009 special meeting were unanimously approved by the Board of Directors.

OLD BUSINESS

- A. The board discussed the gate arm on Morning Dew Lane entrance.
- B. Beth Acker reported on the restroom vandalism.
- C. A discussion was held on the illegal tenant issues.
- D. Past and current payables were discussed, the board agreed to formulate payment plans for the vendors that have past due balances.
- E. Pressure cleaning the monument signs and mailbox center were discussed. On a motion duly made by Maria Valentin, seconded by Sean Fine the board agreed to hire Full Force Pressure Cleaning to pressure clean the monument signs (5) and the mailbox center for a total of \$ 516.00.

NEW BUSINESS

- A. A discussion was held on disconnecting clickers for resident's that are not current with their assessments.

- B. Beth Acker tendered her resignation as President of the Board due to health issues.

- C. The Board agreed to appoint Maria Valentin as President, Jason Richards as Vice President, and Jenny Franco as Treasurer.

OPEN FORUM

Several residents discussed issues and opinions on vandalism, delinquencies, landscaping, irrigation etc.

ADJOURNMENT

There being no further business before the Board, on a motion duly made by Jason Richards, seconded by Robert Maldonado and unanimously approved, the meeting was adjourned at 8:15 PM.