

Bonita Lakes Property Owners Association, Inc
Board of Directors Meeting
Monday, May 24, 2004, 7:00 p.m. at The Clubhouse.

The Minutes

Addendum 6-10-04

Interim Board Actions were listed on the web site, discussed in the meeting and approved under item 4, Old Business however were not summarized by item in the written minutes. This addendum corrects that omission.

Old Business

4. Interim Board Actions

05-14-2004: In an urgent vote taken by email on Friday, May 14th, the Board voted to approve temporary custody of a key to the clubhouse, managers office and alarm codes to Mr. Noy for the purpose of continuing our camera installation. Mr. Noy has signed a receipt for the keys and codes and will return them upon completion of his duties.

5-11-2004: The Board had granted special permission for a homeowner to use the Clubhouse for a reception after a funeral wherein the homeowners family had suffered a sudden loss and was unable to find suitable premises for their reception, this was a Wednesday night. In accordance with the Bylaws, all applications and usual financial responsibilities were completed. Subsequently, the Board by unanimous email vote agreed that it was improper to commercialize bereavement and the clubhouse usage fees which exceeded the actual out of pocket costs to the Association (security and cleaning) were refunded to the homeowner. This action cost the Association nothing, and was felt appropriate considering the circumstances. (Details, names omitted for privacy reasons).

5-10-2004: In response to a time sensitive request from Miami Management Company to review and approve a draft of the notice to homeowners which will be mailed together with new payment coupons, the Board of Directors in a vote taken by email on Monday, May 10th. voted to approve the draft as presented.

5-10-2004: In an urgent vote taken by email on Monday, May 10th. the Board of Directors approved the webmasters proposal to place tasteful advertising on the web site in order to recover the costs of maintaining same. It was resolved to charge \$100 per calendar year for placement of one business card sized ad with the potential to raise rates depending upon demand next January. This was done in response to an inquiry from a potential advertiser who has done jobs in Bonita Lakes. The advertiser has accepted and Hurricane Buster Brothers became our first display advertiser.

5-7-2004: In an emergency vote taken by email on Friday, May 7th., The Board of Directors ratified and confirmed the organization of the combined Architectural Control Committee/Violations Committee with Chairman Winston Lucky, Vice Chairman Chris Sharp, and members at large; Mark Ziemba, Richard Terrelonge, Robin Teagarden and Jose Noy. This was taken up urgently so that the committee may begin work immediately on the pending applications and the backlog of violations pending resolution. The Committee had its organizational meeting on Thursday May 6th, at 7pm and worked through completion of pending items and closed at 9:15pm. A full report will be made in the BOD meeting scheduled for May 24th.

5-7-2004: In an emergency vote taken by email on Friday, May 7th. , The Board of Directors approved a motion to authorize the ACC/VIO Committee Chairman and Vice Chairman to have a key and alarm code to the clubhouse for the purpose of being able to conduct their committee business meetings and hold hearings for homeowners. The Management Company has been instructed to provide keys and codes and obtain a receipt from the two individuals for same. A full report will be made in the BOD meeting scheduled for May 24th.

4-30-2004: In an emergency vote taken by email on Thursday, April 29th., the Board of Directors approved the purchase and registration of the WWW domain name "bonitalakes.org". The domain bonitalakes.com was previously registered by another individual and no t put into service. The .org suffix is considered more appropriate to our type of organization. We chose not to approach the owner of the .com because of our concerns over what the motivation to register that domain and not have it in use may have been.

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That owner has since come forward and objected to our "concerns" saying that the .com would be relinquished upon request. We apologize for our pre-emptive posture which was protective of the community and the trademark and was felt appropriate at the time. Cost of registration and establishment of web site space was under \$100.00, with a recurring fee of \$29.00 per month. Programming was done internally at no cost to the Association.

4-29-2004: In an emergency vote taken by email on Thursday, April 29th., The Board of Directors approved a motion to replace the failed electric motor on the West gate at a cost of \$1700.00. This was deemed an emergency issue due to the gate being unable to be opened for access. A full report will be made in the BOD meeting scheduled for May 24th.

End of Addendum

E. R. Flanagan, President