

THE NEIGHBORHOOD OF CARIBE ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING**

**Tuesday, June 01, 2010**

**Unapproved Minutes**

**BOARD MEMBERS PRESENT**

Brad Bean and Kathryn Ferlisi were in attendance. Debbie Gericke, Maureen Peter, George Henshaw, Lisa Hrabe attended by telephone conference.

**OWNERS PRESENT- None**

**OTHERS PRESENT**

Tracie Martin and Penny Westfall representing The CAM Firm, Inc. were in attendance.

**CALL TO ORDER/ ESTABLISH QUORUM**

Brad Bean called the meeting to order at 9:00 AM. A quorum was established with two (2) Board members in attendance and four (4) via teleconference.

**PROOF OF NOTICE OF MEETING**

Notice of meeting was dated and posted on property in accordance with statutes and regulations.

**NEW BUSINESS**

**Restricting Amenities for Past Due Policy:** The board discussed adoption of a policy for restriction of the amenities for past due homeowners. This would include the pools, tennis court and beach equipment owned by the association.

Maureen Peters made a motion to adopt the policy as outlined and prepared by John Cottle of Becker & Poliakoff Law Firm for owners and to amend it to 90 days or more past due. It would restrict the use of the amenities of The Neighborhood of Caribe for past-due homeowners.

Debbie Gericke seconded the motion and it passed unanimously. The policy states:

It shall be the policy of the Neighborhood of Caribe Association that the rights of an owner to the use of the amenities and common areas of the Neighborhood of Caribe shall be suspended upon such member becoming ninety (90) days past due in the payment of any regular assessment, or other charge provided for in the Association's governing documents and owed to the Association by the owner. The Association manager is authorized to notify the owner that his/her rights to use the common areas and amenities are suspended, and no action by the board is required prior to such notification. The notification of such suspension shall be in writing and mailed to the address of the owner as maintained by the Association in its official records. No notice or hearing is shall be required to make the suspension effective. If an owner's rights are suspended, the suspension shall extend to the owner's family, guests, renters, and lessees.

**ADJOURNMENT**

Motion to adjourn was made by Debbie and seconded by Maureen. Motion passed.

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