

Glades Owners Association
November 16, 2004

Meeting was called to order at 6:30PM by Lee Kinner, president. Board members in attendance were L. Kinner, A. Minga, M. Clements, G. McNitt, T Baxivanos and B. McCarthy. Members in attendance - 12.

Invocation was given by T. Easter.

Approval of minutes from Sept. 28, 2004 meeting. - Minutes are posted on our web site and also on the two bulletin boards, one near the community mailboxes at Glades Turn and one on Coyote Pass. Motion to accept the minutes as posted made by McNitt, 2nd by Baxivanos. Motion carried. Letter from D. Gregor to board will be posted on the web site.

Welcoming committee - Minga has visited 19 new owners since the committee was formed several months ago. This list is extensive and the committee is still working on it. The new directory is as current as possible.

Nominating committee - Work will begin soon in this process. Minga has asked for volunteers for this committee.

Treasurers report - McNitt distributed a current balance sheet and a quarterly spread sheet. Due to unexpected damage and repairs after the hurricane we may be over budget for maintenance. The fence behind Glades II will need to be repaired. The posts were not set in cement. Cost for water has been reduced over the years because of wet weather and a well installed at the Beckrich entrance. Pumps in the Glades II are now being run for 6 hours per day. This has reduced the electric costs. Repairs on the pumps has been costly. Motion to accept this report made by Clements, 2nd by Baxivanos. Motion carried.

Architectural and environmental committee - Baxivanos states the street in front of the community mailboxes is now one way. One owner has complaints about the sign in his yard. This will be moved by the city. If the sign is there this owner has a problem moving his motorhome in and out of his driveway. He has been advised to go the wrong way if necessary. An apology was made to this owner for his inconvenience. Kinner states some signs placed by the city have been removed. There is a fine for this action if taken without city approval. Perhaps we could place some attractive signs instead of those placed by the city. This expense would be partially met by the city. This will be investigated. We need to request that the city be more vigilant in their efforts to enforce traffic laws in our community. An owner has complaints about the condition of a neighbor's property. Letter has not been sent to this owner but will be sent soon. This board has no empowerment to enforce our covenants. We can only request that owners comply. Our attorney has told us that we can file liens against owners who are in arrears on their annual dues. If that is not effective we can follow through with foreclosure. Any other actions, such as fines for non-compliance, could be very expensive for the association. We need to be more tolerant and hope all owners will take pride in the appearance of their property.

Maintenance report - Report given by McNitt in Lloyd's absence. Pond pumps are working at this time. Yard debris is again being placed on undeveloped land. The city will pick this up at no charge with just a phone call. Motion to accept made by Baxivanos, 2nd by Clements. Motion carried.

Recreation committee report - Report made by McNitt in B. Fraley's absence. Invitations will be distributed in a few days. Party will be Thurs. Dec. 2nd at Saltwater Grill. Motion to accept this report made by McCarthy, 2nd by Baxivanos. Motion carried.

Old business - An owner asks if Hombro Golf Club has been asked to notify their patrons there is no parking on either side of the roads. This has been done and some tickets have been issued

by the police. There has been an incidence of home invasion in the community. Residents should be extremely careful about locking their doors and their cars and closing garage doors. We should be watchful and helpful with our neighbors in this matter.

Meeting was adjourned at 7:25PM.
Clements, Sec.

Respectfully, Maureen