

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
ASSOCIATION CLUBHOUSE  
MINUTES OF DECEMBER 16, 2006

1. CALL TO ORDER

Jay Fluet called the meeting to order at 9:20 am.

2. ROLL CALL

Four members of the Board were present: Jay Fluet, Pansy Moore, Juanita Rucker, and Barry McConnell. Forrest DeYoung was absent from the meeting. Also present were Mitchell Powell and Joe Ryan of the property management company (hereinafter referred to as PMCo).

3. NOTICE AND WAIVER OF NOTICE

Homeowners were informally notified of the board meeting. The President announced the time, date and place at the last Board meeting on November 18, 2006. Notices were put up on all mail kiosks and at each of the five entrances to the community.

4. DETERMINATION OF QUORUM

Four members of the Board were present and constituted a quorum.

5. READING AND APPROVAL OF MINUTES

The Minutes from the November 18, 2006 meeting were read and not approved.

6. HOMEOWNER'S FORUM

7. REPORTS OF OFFICERS

There were no reports from any officers of the Board

8. UNFINISHED BUSINESS

A. R Units refurbishment

Reiterating last month's Board meeting: the situation of refurbishments of units in R building have been referred to the Association's attorney. Motion by Jay Fluet, President, to authorize Gary Tobey, Esq. to send letter demanding homeowner remediation. Motion passed. One opposing vote.

B. Budget 2007

Motion by Jay Fluet, President to approve budget as presented by the PMCo. Motion passed.

1. Coupon Books

Motion by Jay Fluet to approve coupon books for 2007 and begin printing of coupon books for each homeowner. Motion passed.

C. Purchase of Units

PMCo reported that they filed a Notice of Intent to redeem on a foreclosure: Unit W368, and the association now owns the unit. Once the monies are received, they should be moved to an interest bearing and insurable account with a money manager.

9. NEW BUSINESS

A. Review of Rules and Regulations

The Committee on the Rules and Regulations (hereinafter referred to as the RR) has been meeting, and the RR booklet is almost complete. The RR will be perused by the Association's attorney for proper language and changes for the final. These RR will be passed out to all residents when completed.

B. Development of a 6 month, 1 year and 3 year plan.

The Board and a committee are working on a six month, one year and three year revitalization plan for the community.

C. Development of Matrices for:

- 1) Collections;
- 2) Occupancy;
- 3) Patio Fences and
- 4) HVAC Preventative Maintenance checklist.

10. REPORT FROM MANAGEMENT

Collections: PMCo passed out an unreconciled Balance Sheet as of December 15, 2006. Two board members need to go to CityWide Bank to close out the reserve account and open an insured and interest bearing account.

Collections: Approximately 60%-65% of all units are paying their HOA dues, (hereinafter referred to as the monthly assessment). As of October 2006, approximately \$154,000 or 86% of paying units were brought into accounts receivable. As of November 2006, \$152,800 or 85.4% of paying units were brought into accounts receivable, and as of December 15, 2006, \$114,785 or 64.% of paying units were brought into accounts receivable.

Cash flow has increased to bring in approximately 85% of income to pay bills, noting that every month the first 50% of income ALWAYS goes to pay the utilities. That means 35% can be used as operating costs.

Sixty-Five percent (65%) of units are generating fees. When a foreclosure is finalized 6 months of back dues are paid by the new owner, the bank, who will continue to pay the dues on a monthly basis until the unit resells.

Gary Tobey, Esq. and Mitchell Powell of PMCo are working together on write-offs. There will be approximately \$100,000 involved in this process. Taken into consideration are: what are the homeowner's assets; and is the recovery cost worth \$300 hour to chase the debt? The PMCo. suggested WFCA might have to cut losses and move forward. This information is based mostly on the abandoned units.

Mitchell Powell, PMCo., suggested that we apply for a credit card for maintenance supplies. He would like to take that responsibility away from the board. The Board will take his recommendation under consideration.

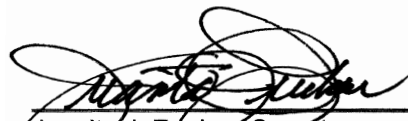
11. COMMITTEE REPORTS
12. NEXT BOARD MEETING

Jay Fluet announced that next Board meeting is for January 20, 2007 at the Association Clubhouse.

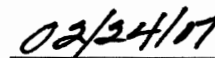
13. ADJOURNMENT

Adjournment was at 10:30 AM by Board President Jay Fluet.

Respectfully Submitted,

  
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Juanita J. Rucker, Secretary

Woodstream Falls Condominium Association

  
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Dated