

**MINUTES OF THE
BOARD MEETING OF THE
DEER CROSSING CONDOMINIUM ASSOCIATION
NOVEMBER 13, 2007**

BOARD MEMBERS PRESENT

Gary Wasson	President
Jim Curland	Vice President
Marvin Adler	Vice President
Lyle Davis	Treasurer
Fred Waidelich	Secretary

OTHERS PRESENT

Glen Fulker	Cardinal Management Group of South Florida
Dana Fulker	Cardinal Management Group of South Florida

I. CALL TO ORDER/VERIFICATION OF QUORUM/PROOF OF NOTICE

Mr. Fulker called the meeting to order at 10:05 a.m., noting the presence of a quorum. Mr. Fulker noted that the Notice of Meeting was delivered to all owners and posted on the property in accordance with the Association's policy & Florida law.

II. APPROVAL OF PRIOR MEETING MINUTES

Upon a motion made by Mr. Curland and seconded by Mr. Davis, it was unanimously agreed to approve the minutes of the July 26, 2007, Board of Directors meeting as corrected.

III. UTILIZATION OF EXCESS REVENUES FROM 2007

Upon a motion made by Mr. Adler and seconded by Mr. Davis, it was unanimously agreed to utilize any excess revenue from 2007 to offset 2008 expenses.

IV. REVIEW AND APPROVAL OF 2008 BUDGET

The budget was reviewed, and there was discussion regarding the replacement reserves. The Board and Management then accepted questions and comments from the floor, and there was discussion regarding insurance and bad debt expense.

Upon a motion made by Mr. Wasson and seconded by Mr. Davis, it was unanimously agreed to approve the budget for FY2008 with total expenses of \$626,096.00, for a total quarterly assessment per unit of \$1,118.00.

V. REPORTS

- A. Rules & Regulations Committee. Mr. Adler thanked Management for being prompt in responding to violations throughout the community. He also requested that residents report any violations they witness to Management so action can be taken to correct them.

VI. UNFINISHED & NEW BUSINESS

- A. Painting of Decorative Globes. Mr. Fulker directed the Board's attention to photographs of the decorative globes throughout the community that are in need of painting. The Board reviewed and discussed the proposal from Gulf Stream Painting, the company accomplishing the painting of the buildings.

Upon a motion made by Mr. Curland and seconded by Mr. Waidelich, it was unanimously agreed to approve the proposal from Gulf Stream Painting for a cost not to exceed \$1,750.00 to pressure clean and paint the decorative globes throughout the community.

- B. Selection of Auditor. The proposals from Stroemer & Company and Larson Allen were reviewed and discussed. The Board accepted questions and comments from the floor regarding the audit process.

Upon a motion made by Mr. Adler and seconded by Mr. Waidelich, it was unanimously agreed to approve the proposal from Stroemer & Company for a cost not to exceed \$6,300.00 to provide an audit of the Association's 2007 financial statements.

- C. Open Forum. The Board accepted questions and comments from the floor, and there was discussion regarding rentals, gutters, and dog waste. Management was directed to research signage and dog-waste bag stations to present at the Annual Meeting.

- D. Future Meetings. The following future meeting dates were agreed upon:

January 22nd
February 26th (Annual Meeting)
March 18th

VIII. ADJOURNMENT

Upon a motion made by Mr. Curland and seconded by Mr. Waidelich, it was unanimously agreed to adjourn the meeting at 11:10 a.m.