

The Enclave at Palmira Neighborhood Condominium Association, Inc.
Board of Directors Meeting and Budget Workshop
November 9, 2011 at 9:00 AM
At the Enclave at Palmira Clubhouse
28614 San Lucas Lane Bonita Springs, FL 34135

APPROVED MINUTES

1. **Call to Order, Establish Quorum, and Proof of Notice:**

Rich Thomson called the meeting to order at 9:03 am. A quorum was established with 6 of the 7 directors present. Directors present: Rich Thomson, Lou Bobroff, Ron Saul, Bob Leidecker, Ken Meyer and Darrell Bach. Doug Rothwell was absent. Also present were phase Presidents: Bob Leidecker phase I, Bill Kaufman phase III, Ron Saul phase IV, Ken Meyer phase V, Harvey Kumin phase VI and Kathy Thomson phase VII. Mike Fabian from Alliant Association Management was also present. Mike Fabian stated that the agenda was posted at the clubhouse in accordance with Florida Statutes.

2. **Courtyard Drainage and Landscaping:**

Phase II - VII Presidents agreed to put up 4' splash guards on the second story roof over the front porch area and also 10' splash guards on the first floor on both sides of the courtyard. Phase I has recently installed splash guards.

MOTION: Ron Saul motioned, seconded by Rich Thomson to accept ValleyCrest's proposals totaling \$15,000.00 to repair the damaged plant material in the courtyards providing the Board can stop work if not satisfied with the first 2 courtyards and will not be billed until January 2012. APPROVED 6-0.

3. **Adjournment:**

MOTION: Rich Thomson motioned and Lou Bobroff seconded the motion to adjourn the meeting at 10.19 am. The motion passed unanimously.

Respectfully Submitted,

Mike

Mike Fabian, CAM
Alliant Association Management