

**Kempton Park Homeowners Association  
Board of Directors Meeting  
May 15, 2009  
7:00 in the Park Area of Kempton Park**

**Call to Order:** Orlando Perez, President of the Board of Direction called the meeting to order.

**Attendance:** Attending this meeting was the Board of Directors, Neil and Anita Bailey of the management company and approximately forty (40) - (50) owners.

**Notice of Meeting:** The notice of meeting was posted on a sign by the front entrance. The notices were duly posted prior to the forty-eight (48) hours required by law.

**Explanation of Meeting:** This meeting is basically to discuss three (3) issues, new management company, audit of the books and new legal representation

**Secretary's Report:** The Secretary's report of the meeting of May 1, 2009 was accepted as presented.

**Treasurer's Report:** No Treasurer's report was presented.

**Old Business:**

**Check for Assessments:** Mr. Bhatti, treasurer was given a check for assessments due the association from an owner. Mr. Bhatti attempted to give the check to Orlando Perez, President, Orlando said to give it to Anita, Anita Bailey of the management company stated this account was at the Attorney and therefore the check needed to be paid directly to the attorney, Anita stated she does not know the balance on the account as she does not know what legal fees or interest have been added to the account. Mr. Bhatti returned the check to the owner.

**Management Company:** The Board is soliciting bids for a new management company. Mohammad Bhatti - Treasurer came with some bids for the Board to review. Flavio Antonino stated he would go with the company who had an A rating with the Better Business Bureau, Orlando Perez President stated all of the bids would cost the association more money than the association is now currently paying. He did not want to make a change at this point.

**Mr. Perez then made a motion to ask the Board to join him in asking Maria Herrera to resign from the Board. Flavio Antonino stated he didn't have to make that motion as the owners are attempting to do a recall and have almost succeeded. The motion died. Ms. Herrera did state she would not resign.**

**An owner asked where to get the recall ballot, an owner stated the ballots were in her car, after the meeting she would remain so anyone who wanted to could sign a ballot.**

**Mr. Perez made a motion to send Maria Herrera to the attorney for the violations occurring in her house IE: renting rooms and running a charitable business from her home. The motion passed 4 - 1 with Ms. Herrera abstaining.**

**Mr. Perez then made a motion to ask Ne-An Services to remain for at least sixty (60) days so the new Board has time to properly review management companies. The motion passed 4 - 1 with Ms. Herrera abstaining. Ne-An agreed to this motion.**

**Audit of the Books:** Mr. Bhatti Treasurer has been working to obtain bids on a full audit of the books from the past Board. No bids were submitted at this meeting. Mr. Bhatti stated he wanted Anita to provide him with the last three (3) years of records. Anita stated she can not provide these to him. The records of the association must remain in the management company's possession as the management company is responsible for the records, she can not just hand boxes of original records over to a Board member.. Anita will copy contracts and get them to Mr. Bhatti they will then discuss what exact records he would like copies of. If possible they will be copied, if they are all encompassing a meeting will need to be set up or several meetings for Mr. Bhatti to come into the office and view the records.

**Owner Input:** An owner asked when assessments were going to be reduced. Mr. Antonino explained if assessments go down, it will not be until the next budget. Tim McCleheney stated with the current delinquencies in the association assessments will not go down.

Curtis Morrill asked how they could amend the documents so in the future someone who is not in good standing with the association cannot run for the Board of Directors or vote. Anita stated she would need to get the exact percentage from the documents, Tim McClehelney stated he thought it was a vote of 33% of the owners. Anita stated it would take 10% of the owners to petition the Board to call a meeting to discuss the amendment (s). As more than 10% of the owners attended this meeting, the a majority of Board agreed to look into amending the documents.

An owner stated the association spends money on a review by a CPA every year, why waste money on an audit. All owners started to talk at once.

An owner asked about the legality of the loan. All owners present started to talk at once.

Neil Bailey explained the Board is responsible for funding the association, the loan was legal and was used for maintenance of the association. The prior Board managed to fix just about everything in the association which had gone without repair for years, they also managed to upgrade the entrance.

An owner asked when are letters of violation going to start being mailed again, the community is starting to go down hill, people are not cutting their grass etc. Neil Bailey stated the management company would do an inspection Tuesday.

All owners started talking at once and the meeting was clearly getting out of control Anita asked the Board if they were going to adjourn the meeting. Mr. Antonino -Secretary stated the meeting was adjourned.

**Adjourn:** As there is no further business to come before the Board, the meeting adjourned at approximate 8:18 PM

**Next Meeting:** The next meeting of the Board of Directors will be June 26, 2009, 7:00 PM in the park area.

*These are notes of the Southchase Phase 1A, Parcels 12, 14 and 15 Homeowners Association (FNA and DBA Kempton Park Homeowners Association) Board of Directors meeting and are not intended to be a word for word, grammatically correct account of the meeting.*