

PARADISE PINES TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS January 8, 2009

All board members present. Meeting called to order at 6:37 p.m. with a quorum present.

Minutes of meetings August 14, Sept. 11, and Nov. 13, 08 were reviewed. Error in time of future meetings noted.

Financial statements, including January to December 2008, were presented and reviewed with comments by Julie. Income: \$83,777.73; CD transfer \$26,748.32. Total income: \$110,526. Unpaid dues at end of year is \$2,500. Legal and maintenance expenditures were higher than normal. Money technically in the Reserve account was used.

Budget for 2009 was presented and reviewed. Board approved setting aside an amount to compensate for non-payment or late-payment of dues. Discussion on "Reserve" account: Do not have as much money available as indicated in the Reserve account. Approved (Heather, Bill) starting over and actually adding the \$433.75 each month to the account.

Discussion on overdue dues – suggested more follow-up. Julie will send notices.

Julie commented on a rental unit. The tenant moved out, shutting off the electricity and heat without the owner's knowledge. The unit next door was also purchased and probably without heat during the cold spell. How can the units be protected, especially for possible water damage.

Firewood has been stacked on the deck of one unit. After discussion, because of possible damage to the deck, it was decided that Julie should ask the resident to move it.



Roberta Winn, Secretary