

**MONTE CARLO TOWNHOMES, INC.
1081 NW 100 AVE
PEMBROKE PINES, FL 33024
954-322-5350**

**BOARD OF DIRECTOR'S
SPECIAL MEETING MINUTES**

Minutes # 2011-04

Date: August 24, 2011

Present:

Dave Bell
Deb Lundgren
Rudy Miranda
Boyd Mesecher

Absent:

Federico Andres (Excused)

-Special Meeting was called to order by President Dave Bell at 7:44 pm. (This special meeting was called to order because no quorum was established at the 8/17/11 meeting).

-A roll call was made and a quorum was established.

-The board meeting minutes from 5/18/11 was reviewed and a motion to approve the minutes was by Rudy Miranda and seconded by Boyd Mesecher and approved by the majority.

-The board meeting minutes from 6/15/11 was reviewed and a motion to approve the minutes was by Rudy Miranda and seconded by Deb Lundgren and approved by the majority.

-Dave Bell presented his president's report. He discussed the camera monitoring the cabana. Discussion was made as to fixing the bathroom door. Discussion was then made as to the landscape proposals from A Perfect Cut, Inc. for the main entry area.

-Bill Bucknam presented the Property Manager's report. Bill advised presented the original landscape plan that was submitted and approved by the city from United Homes. Bill advised of areas that landscape has been removed and needs to be replanted in the future. Bill advised that he will have a future landscape plan when the 2012 budget is in effect.

-Further Discussion was made as to the landscape proposals. After a lengthy discussion, it was decided to table the proposals until further information could be obtained

-Discussion was made as to the condition of the pool furniture. It was decided that the furniture is over 8 years old and needs to be replaced.

A MOTION WAS MADE BY RUDY MIRANDA TO APPROVE THE PURCHASE OF NEW POOL FURNITURE FROM MI-LOR CASUALS, INC. IN THE AMOUNT OF \$3,086.00. THE MOTION WAS SECONDED BY BOYD MESECHER AND APPROVED BY THE MAJORITY. MOTION CARRIED.

The funds will be transferred from the HOA reserves.

-A motion was made to adjourn the meeting. Meeting adjourned at 8:20 p.m.