

LEISURE LIVING ESTATES CONDOMINIUM ASSOCIATION

C/O: FAIRWAY MANAGEMENT

1331 Bedford Drive #103

Melbourne, FL 32940

(321) 777-7575

fairwaymgmt.com

BOARD OF DIRECTORS

MEETING MINUTES

February 10, 2011

This meeting was called to order at 10:00 a.m.

A quorum was established with 5 of 5 Directors present.

Public Comment: Paul Rouchard of Unit # 70 requested a variance for a screen enclosure installed to the existing overhang since he had previously received authorization from the A.R.B.

Don Boyland motioned to approve the minutes from the previous meeting and was 2nd by Hoffman. All were in favor and the minutes were accepted as submitted.

Residents Comments: Thirteen residents were in attendance. Opened to the floor with no questions or concerns.

Reports of Officers, Committees and Management:

ARC – Report from the chair, three A.R.C. applications were submitted for approval.

Beautification – None

Irrigation - None

Screening – None

Social Club – Wants to install a 4 foot bench at the Club house.

Storage – None

Don Boyland motions to accept all reports and was 2nd by Jim Cavalaro. All were in favor and the motion carries unanimously.

Management Report: Management has spoken to Melbourne Beach Chief of Emergencies and he stated there was no monies available within there budget to screen the storage area containing the life guard stands.

Fairway Management sent out a certified letter to the owner of the Sunoco gas station adjacent to the front entrance to trim/prune there hedges for visibility for exiting Leisure Living Estates, which have since been trimmed significantly.

The shuffle board resurfacing will be complete on Thursday of this week.

Lori Barrella of Fairway Management announced this would be her last Board meeting with Leisure Living Estates do to reorganization at Fairway Management. Jim Kenney would again be the designated account manager.

Presidents Report: Don Boyland thanked Rich Ziezio and Walt Bucanan for their work power washing the sidewalks, benches and dock and sealing of same. There was another thank you to Norma Dietlin for adding mulch and planting flowers in the beds. The inspections of the Community have been completed by Fairway Management and all notices have been mailed.

Old Business: None

New Business: New benches are needed for the Community since the ones in place now have deteriorated beyond repair.

A brief discussion took place over the two proposals received.

Don Boyland motioned for the Association to purchase four six foot benches from American Recycled Plastics which was 2nd by Smith. All were in favor motion carries unanimously.

The Board reviewed a letter from unit # 70 that the A.R.C. had made an oversight to the set back requirements as stated in the bylaws that there needs to be a seven and half foot set back from the property line for any kind of structure.

Cathie Smith motioned for the Association to reimburse Paul Rouchard of unit # 70 for labor and materials used for his screen enclosure and Don Boyland 2nd. All were in favor and the motion carries unanimously.

Old Park Benches: The social club would like to sell the old benches at a yard sale. Don Boyland motioned for the social club to sell the benches at the yard sale, this was 2nd by Cathie Smith. All were in favor and the motion carries unanimously.

The next Board Meeting will be March 5, 2011 at 10:00 a.m.

With no further business to come before the Board, Don Boyland motioned to adjourn the meeting. Cathie Smith 2nd. All were in favor and the meeting adjourned at 10:35 a.m.