

*Item Discussion Action
Opening and Call To Order
Approval of Minutes
Treasurer's Report*

Budget Issues

Dan Hester opened the meeting and welcomed homeowners who came to observe. Approval of previous meeting's minutes weretabled until next meeting. Dean Bartles provided the Treasurer's Report. See attached "October 2004 Financial Statements" prepared by Condominium Associates dated November 4, 2004. Dean Bartles presented the draft 2005 Budget. After discussion, minor adjustments were made. See attached 2005 Budget.

Terry Shanholtzer (Property Manager from Condominium Associates) conducted roll call of Board Members. Board Members

Present: Dan Hester – President; Penelope Hart – Vice President; Dean Bartles – Secretary & Treasurer. All present. Terry also provided proof of meeting notice.

Dean Bartles to prepare minutes from first meeting and bring to next meeting for review and approval. Motion was made by Penny Hart to approve the Treasure's Report. Motion was seconded by Dean. Motion was unanimously approved.

Motion was made by Penny Hart to approve the 2005 Budget, as amended. Motion was seconded by Dean. Motion was unanimously approved.

Old Business

Rich Cantor made a report on selling the small pie shaped parcel of land on the outside of the wall just behind Lot # 6. Rich reported he has located a homeowner in the development just behind Thurston Groves who is interested in buying the small parcel for the sum of \$2500. Rich estimates the cost of selling the small tract to be about \$ 500.

Bruce Hall reported that all landscaping per the approved plan has been completed as required. Bruce Hall reported that the required road repairs are scheduled to begin in December.

Deed Restriction Violations:

a) Satellite Dish – homeowner has painted dish to blend with house color.

b) Basketball Hoop – homeowner refuses to comply. Dan Hester motioned to send issue to legal counsel for action. Penny Hart seconded. Motion passed.

Dan Hester proposed that Condominium Associates prepare a ballot for the next Homeowners Meeting in order to have the homeowners vote on selling the small parcel of land versus keeping it and paying to have it maintained as part of the "common area". Condominium Associates will also work with Legal Counsel to coordinate the preparation of the required documents for the sale if approved. No further action. Monitor progress as repairs begin.

a) No further action

b) Legal Counsel to notify homeowner accordingly. Dan Hester proposed that Condominium Associates prepare a ballot for the next Homeowners Meeting in order to have the homeowners vote on selling the small parcel of land versus keeping it and paying to have it maintained as part of the "common area". Condominium Associates will also work with Legal Counsel to coordinate the preparation of the required documents for the sale if approved. No further action. Monitor progress as repairs begin.

a) no further action. Legal Counsel to notify homeowner accordingly.

Other Items at the Board's discretion

Holiday Lights – Dan Hester motioned to have the same vendor that was used last year to put up the annual holiday lights. Dean Bartles seconded. Motion passed.

Lawn Mowing – Bruce Hall agreed to continue the mowing of the common areas for the same price of whatever vendor the Board eventually chooses ends up charging.

a) Pond Maintenance – Penny Hart motioned to form a Committee who would review the status of the pond maintenance contract, etc. Dean seconded the motion. Motion passed.

b) Block Party – Dean Bartles motioned to form a committee responsible to coordinate the first annual Thurston Groves Block Party. Penny seconded. Motion passed.

Condominium Associates to get with vendor accordingly.

Bruce Hall will continue mowing until directed otherwise. Board will select new lawn mowing vendor by the end of the year.

a) Mr. Kanaan agreed to chair the Committee. Condominium Associates to provide Mr. Kanaan applicable documents.

Open discussion from

a) Mrs. Cress asked about the status of a) Monitor progress until alligator is the floor the alligator. Dan Hester reported removed. that a permit has been issued for a professional trapper to catch and relocate the alligator.

b) Bruce Hall reported that there are b) Continue to update progress at approximately 10 lots left to sell future meetings. and he expected to have contracts on all of them by the end of the year.

Adjournment Dean Bartles moved that the meeting be Meeting adjourned. adjourned. Penny seconded. Motion passed.