

**Eastwood Shores 4 Homeowners Association, Inc.**  
**Board Meeting, Saturday, February 27th, Ameritech Office**  
**Meeting Minutes - Draft**

Meeting Called to Order: 11:30 a.m.

Roll Call of Board Members

Joe Soprano, President, Vicki Gutz, VP, Tina Devellos, Secretary, Dick Page, Treasurer, (via phone), Gordon Gould, Board Member  
Scott Vignery: Property Manager      Mike Perez, President of Ameritech.

**Quorum Present & Established**

**Presidents Report:**

Discussion on Proper Procedures and Protocol for Board Meetings to be adhered to at all future meetings. EWS4 follows Parliamentary Procedures as per By-laws.

**Motion:** To discuss the rejection of Unapproved Minutes in its entirety from Meeting Held Feb 6th. 2010, Poolside. With the intent to revisit all items on the Feb. 6th agenda. Board members present at Feb. 6 meeting: Gordon, (chaired), Dick, Vicki, Tina, Joe (via phone) Scott, Prop. Mgr.

**Motion made by:** Vicki Gutz, 2nd-Joe Soprano, Motion passed

Discussion:

**Gordon stated:** all present at last meeting thought meeting was held professionally and proper with the exception of one member, David Marks. **Present members:** Jane Somers, Jason Duraj, Pat Page, David Marks. Richard Endress.

**Present Board:** Gordon, Dick, Vicki, Tina, Joe (via phone)

**Dick stated:** With the exception of 3 board members not happy with the way the meeting was conducted the 4 homeowners and two of the board members felt meeting was held professionally and proper and commented that Scott, property manager chaired meeting.

**Tina stated:** meeting was "horrendous", improper, an embarrassment to the board. She couldn't speak, she did not feel she was fully informed on the issues and was placed in an uncomfortable situation. She was shocked at the personal attack at Joe.

**Vicki stated:** she was uninformed fully on facts of certain issues (agenda items) felt she was pulled into making a decision without all the information that came to light after the meeting.

**Joe stated:** Although he worked and completed the 2010 Budget with Gordon, he could not attend the December Budget Approval Meeting due

to work constraints. He asked Vicki to open the meeting and Gordon to motion to pass the Budget. Due to the disruptions and actions at the 12/09 budget meeting Joe asked Scott to run the meeting on Feb 6th. Gordon & Dick proceeded to run the meeting. Joe felt the 2/6 meeting was not held according to proper procedures, or by Florida Statutes, and all the complete facts on agenda items were not presented. He tried to interject but with all the interruptions and no uniform method of speaking he was drowned out on the phone. Joe asked that the record reflect there were insinuations and accusations towards him by Gordon & Dick at that meeting regarding financials (2009 Year End Budget) that were not based on true facts and were misleading. Joe also took issue of Gordon & Dick on wanting to take the EWS 4 Interest Reserve Funds, and add to the Paving Reserve to pave the driveways. Without the board officers fully understanding that those monies in the interest account were for Emergency situations that may arise i.e.: Nature disasters, insurance deductibles, infrastructure emergencies. If these monies were allowed to be used and an emergency occurs the Board would be forced to make a Special Assessment to cover any capital expenditures.

In addition, the concern that Mr. Marks had followed protocol laid out in the Statutes to request the subject of speed humps be put on the agenda and his request for "3 minutes of uninterrupted time" was not met. Joe felt the board meeting of Feb 6th did not provide Mr. Marks with his rights, this was a clear violation of his rights as a homeowner according to FLA Statutes and the ramifications from the State of Florida against the Association for the violation would be detrimental to the business of the Association and future boards.

Mr. Marks was allowed to speak during the discussion regarding the motion on the table to rescind the minutes because he specifically asked for a noted matter of record at the Feb 6th meeting and the minutes did not reflect his presentation.

**Motion: To reject the minutes and rescind the meeting of Feb 6th, 2010.**

**Motion made by:** Tina, 2nd by Vicki,

All in favor: Tina, Vicki, and Joe

Opposed: Gordon, Dick