

Canterbury Lakes HOA Board Meeting

3950 S. Falkenburg Road Riverview, Fl. 33569

September 20, 2006

1. Certifying of Quorum-Call to Order

The meeting was called to order at 6:05 p.m. A quorum was achieved. Board members Byron Taylor, Angela Lack, Robert Alexander, Ken Miller, Monica Barrett-Barron, and Doug Pinner of McNeil Management Services were in attendance. President Byron Taylor read minutes from 6-28-06 meeting and minutes were unanimously approved.

2. Financials

a) Doug Pinner gave an account of budget report as of August 2006.

No outstanding receivables.

Lakes Waterways is over budget due to bio treatment

b) There are no delinquent accounts.

3. Unfinished Business

Architectural Report- vendors were sent the same specific requirements. Ken Miller will oversee solicitation of new bids.

4. New Business

a) Notice reports for homeowner violations-- Homeowners receive notification 2 to 4 days after violation is reported. Complaint forms from homeowners are responded to 24 to 48 hours after receipt.

b) Architectural reports **re: structures in easements** - 'Swift mud' Southwest Florida Water Management District (SWFWMD)

may grant waiver. Structures in easements will be denied by Standard Pacific.

c) Budget for 2007 (draft) increase is not needed at this time. Cash receipts/disbursement notifications will be accessible to homeowners upon request. Budget was accepted.

d) Landscaping near model home common area is in disrepair. The matter of screen enclosures of front porches has been denied by Standard Pacific but Standard Pacific will defer to HOA. Homeowners are required to submit requests for changes or additions to the property to the Architectural Committee.

Next HOA meeting ---January 10, 2007 at 6:00 p.m. Ron and Sandra Frost Elem. School
3950 S. Falkenburg Road,
Riverview, Fl. 33569

Board Meeting Closed at 7:20 p.m. . Board members adjourned at 7:40 p.m.