

**Minutes of the February 8, 2006, Board Meeting of the
Brookeville Farms Homeowners Association**

Longwood Recreation Center Lounge, 7:00pm

Board Members present: Mark Wesolowski, Dave O'Bryan, Tim O'Connell, Lisa Barksdale, John O'Loughlin, Kerry Hemphill, Russ Craig, Art Levine, David Sager, Mike Wiercinski

Call to Order: Meeting was called to order by President Hemphill, eight Directors, and one Member present.

President's Report: Kerry reported that he had received the binder for the new insurance policy at significantly lower cost that initially quoted.

Secretary's Report: The minutes of the December 8, 2005, Board meeting were reviewed and approved. John will revise them and issue them in final form. Lisa set up the following dates for regular Board Meetings: 4/20, 6/28, 9/14, 11/15. John stated that the notices for the Annual meeting on March 22 were sent to all members via U.S. Mail. The terms of three Board Members (Mike, Dave, and Art) will expire at the Annual Meeting, so the Board was encouraged to seek volunteers for the vacancies.

Treasurer's Report: The board reviewed the current account and the projected annual budget. The annual budget will be voted on by the new Board following the Annual Meeting. Mike reported that the invoices for 2006 had been distributed and that some payments had been received already. Russ Craig has agreed to assume the duties of Treasurer and will officially take the position effective the date of the Annual Meeting, as Mike's term is expiring. The Treasurer's Report was approved.

Committee Reports:

- Architectural. David Sager reported that some routine approvals had been granted.
- Landscaping. Dave O'Bryan reported that he had reached agreement with Todd Greenstone to replace three dead street trees under warranty and that Todd would replace the other four dead street trees at a reduced cost. David Sager reported on two estimates for staining the fence along the eastern entrance.
- Communication. David Sager is seeking input for the newsletter.

Old Business: John O'Loughlin reported that a lien had been placed on the Ruiz property for past due assessments from prior years. An additional lien will be placed on the property for the 2006 if it remains unpaid for more that 60 days.

New Business:

- The Board discussed the operation of a landscaping business at one of the member's homes in violation of the Covenants, Conditions and Restrictions.

Adjourn: The meeting was adjourned at approximately 8:15. The next meeting of the Board will be April 20, 2006, at 7:00pm at the Longwood Recreation Center.