

**GARDENS HUNT CLUB HOMEOWNERS ASSOCIATION, INC**  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
PLACE: Sea Breeze Community Management Services  
4227 Northlake Blvd. PBG  
**December 10, 2018**  
**OFFICIAL MINUTES**

The Meeting was called to order at 6:01 p.m. by Bryan Cook.

Directors Present: Karen Lampe, Bryan Cook, Brian Fansler and Chris Towns

Directors Absent: Jeff Rembaum

Management Present: Laura Carlisle LCAM

Guests: Marci Gershon

The Board reviewed the Minutes from the November 12, 2018 Board of Directors Meeting.

MOTION: Karen Lampe made a motion seconded by Brian Fansler to approve the Minutes from the November 12, 2018 Meeting with changes. The motion carried 4-0.

The Board reviewed the Month End Financials.

Management presented a letter to go out to the community in regards to the amendments. The Board reviewed the letter and made changes. Management will send the complete amendments with the letter.

Management provided an amended proposal that included the damaged fences on the perimeter and a new gate at the playground that faces the lake in order to deter children from climbing through the slats. Management will talk to the insurance agent to see if there may be a liability issue with a gate being on that side of the playground.

The Board discussed the library to be built and installed by the Haffey's. The Board is recommending to the Haffey's to install a red library.

The Board discussed the FPL light installation and asked that FPL to have the install completed by end of December or the beginning of January.

The Board discussed the entrance lights. With the recent robberies the Board suggested that the lights not turn off till dawn at the entrance.

Marci Gershon from Community Cable Consultants was present to discuss the proposals for the Bulk Contract renewal. The current Cable contract with Comcast expired October 2019.

The Board discussed the 2019 Budget.

MOTION: Karen Lampe made a motion seconded by Bryan Cook to approved the 209 Budget. The motion carried 4-0.

There being no further business the meeting was adjourned at 7:18 p.m.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Gardens Hunt Club HOA