

**THE VILLAS OF WEST PARK VILLAGE
BOARD OF DIRECTORS MEETING**

August 4, 2004

1. Establish Quorum

Carlos Quiros, John Ligonis, Richard Johnson and William Morrison were present. Everett Baggett died since the last meeting. Denise Schek of GPI was also present.

2. Minutes

On motion: Duly made by John Ligonis and seconded by Richard Johnson. Passed unanimously.

Resolve: To approve the June 3, 2004 minutes.

3. President's Report

The lintel issue was discussed and the President expresses satisfaction that Westfield was making the new repairs in accordance with its consultant's recommendation. The President also brought the Board up to date regarding the paint proposal.

4. Treasurer's Report

John Ligonis presented the six-month financial report which was discussed and accepted by the Board.

5. Property Manager Report

The PM advised that Raymow received a good overall grade after an onsite visit to all units (front and back) by her, the President and two Raymow's representatives. She also furnished the Board with a preliminary 2005 budget to be discussed and approved at the September board meeting and stated that an annual meeting date needed to be set.

On motion: Duly made by William Morrison and seconded by Richard Johnson. Passed unanimously.

Resolve: To hold the annual meeting on December 1, 2004.

6. Paint proposals

The Board received and analyzed the three (3) painting proposals which had been approved by Porter Paint.

On motion: Duly made by John Ligonis and seconded by Richard Johnson. Passed unanimously.

Resolve: To authorize the President to negotiate the contract with Munyan Painting Services after counsel advice.

7. Board vacancy
The vacancy created by the death of the Vice-president, Everett Baggett, was circulated to all unit owners of which only Christine Miller volunteered.

On motion: Duly made by Richard Johnson and seconded by William Morrison. Passed unanimously.
Resolve: To appoint Christine Miller to fill Everett Baggett's position for the remainder of the term.
8. Raymow's proposal
A proposal made by Raymow, upon a Board's request, was discussed and the Board was authorized to obtain at least two (2) additional proposals before the Board takes action.
9. Web site
A web-site proposal was discussed to better communicate with association members.

On motion: Duly made by William Morrison and seconded by Richard Johnson. Passed unanimously.
Resolve: To authorize the President to contract for a web-site creation for The Villas of Westpark Village at Westchase.
10. Mowing under fences
An issue was raised and discussed regarding mowing under PVC fences. No motion was made but it was generally agreed that the Board can not have different approaches to mowing under fences based upon member's request.
11. Adjournment
On motion: Duly made by Richard Johnson and seconded by William Morrison. Passed unanimously.
Resolve: To adjourn the meeting at 8:23 P.M.

Submitted by:

Approved by:

William J. Morrison
Secretary

Carlos S. Quiros
President