

BLOOMS CROSSING OWNERS ASSOCIATION
Minutes – January 8, 2009
Cougar Elementary School

Board Members Present: Gregory Ferguson, Vice President
Jessica Azzarano, Secretary
Robert Paullin, Director

Others Present: Chris Falwell, CMC
Nick Mazzarella, CMC
Jaime Valentine, Recording Secretary

CALL TO ORDER

Mr. Ferguson called the meeting to order at 7:02 PM.

CMC CONTRACT

The management contract expired on 12/31/08. CMC presented the renewal contract and there was discussion between the Board and Management regarding the price and services.

Ms. Azzarano **MOVED** to continue the current contract on a month to month basis until the entire Board could review the proposed renewal contract. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Mr. Mazzarella noted that CMC will not exercise its right to invoke the inflation clause on the month to month contract while negotiation of the contract takes place, and he will have the information requested by the Board within two weeks. The Board will hold an Executive Session meeting before the next regular Board meeting to discuss the contract.

APPROVAL OF MINUTES

Mr. Paullin **MOVED** to approve the minutes of the November 13, 2008 Board meeting as written. The motion was **SECONDED** by Ms. Azzarano and **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Amendment to Guidelines

Ms. Azzarano **MOVED** to approve the amendment regarding fences abutting the civil war gravesite and cemetery as written pending approval by the ARB. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Owner Request

Ms. Azzarano **MOVED** to deny the fee waiver request but allow for a payment plan of \$100 per month in addition to the monthly assessment starting in February with the entire amount being due if one payment is missed. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

Owner Request

Ms. Azzarano **MOVED** to table the request until the February meeting in order to review the paperwork and determine the validity of the fine. The motion was **SECONDED** by Mr. Paullin and **PASSED** unanimously.

ADJOURNMENT

Ms. Azzarano **MOVED** to adjourn the meeting at 8:28 PM. The motion was **SECONDED** Mr. Paullin and **PASSED** unanimously.

Respectfully Submitted By:

Attested By:

Jaime Valentine
Recording Secretary

Jessica Azzarano
Secretary of the Board