

FAIRWAY GARDENHOMES CONDO ASSOCIATION

The Premier Gardenhome Community on the Northshore



2029 Christie Lane
Covington, LA 70433

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July 30, 2008 Meeting AGENDA

- I. Robert Phillips with GNO Property Management to speak about his services and prices to manage the Homeowner's Association. Answer any questions and concerns that the Homeowner's may have.
- II. The Homeowner's must take over complete control of the Association within the next 60 - 90 days.
 - A. Homeowner's will need to make a final decision about property management – if will self-manage or if will hire someone to manage. Developer & Staff will assist management with anything that is needed during this transition period.
 - B. If you will hire someone to manage the property, the dues will most probably have to be increased to pay the manager. When should they start, when should dues go up? All homeowner's need to be made aware of the increase.
- III. Lee to appoint a Board of Directors and Officer Positions - President, Vice-President, Secretary, Treasurer – non-compensated.
- IV. Homeowners will vote/make decisions on the day-to day activities of the Assn, Board & Officers will oversee all votes/decisions on the major items, e.g. Developer will have to vote on any amendment to Bylaws, Assessments, and Use of the condominium property.
- V. Discussion of Homeowner's office location – will all bills/correspondence remain 2029 Christie Lane?
- VI. Concerns from last meeting
 - A. Financials – what are the state of the financials at this time? How much is in the checkbook? As of 07/29/08
 - B. Wood Fence was completed 07/29/08. Vinyl Fence start date: 07/31/08
 - C. Gate Issues – inform them about the new boards on order. Completed 07/29/08
 - D. Pool Fans – we are working with the company currently to see if they are under warranty or if they will have to be replaced.
 - E. Pool locks – on order with A&A Distributors who supplied the original fencing/hardware.
 - F. Clearwater to cut down trees – verified this with them on 07/25/08
 - G. Homeowners vs. Tenants on the property
 - H. Delinquents – how many delinquents are behind on their dues?
 - I. Pond – what is going on with the pond? What is the contract, terms, service dates, etc?
- VII. Lee – Discuss the donation of office, club house party room & HOA Office.
- VIII. Must begin to seek legal counsel.

Please note that all the minutes from today's meeting will be typed up & posted online at www.LFPLLC.com for you to review. (Go to Residential Developments, Fairway Garden Homes, Homeowners Association.)