

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Special board meeting August 24, 2006

The Board met in executive session at 105 Orleans. Meeting began at 7.00 pm.

Present:	Frankie Evans	Absent:	Mike Kilpatrick
	Colin Keleher		Steve Sisley
	Mark Stejskal		

- This being the new Board's first meeting, there were no minutes to approve.
 - Briefly discussed and agreed to expectation that all board members will be in compliance with Bylaws & CC&Rs.
 - Colin presented a proposed list of priorities for the Board to address.
 - Agreed to defer formal filling of Board offices until Mike and Steve can be present. Mark's offer to be treasurer was accepted with thanks, subject to concurrence by Mike & Steve.
 - Colin recommended that we obtain an attorney's advice on any legal implications in our take-over of the Board. Agreed Colin would meet with Rob Davis of Monarch Properties to review and collect all relevant documents. Colin will also ask David Hudgens (the attorney who advised us about possible POA Board take-over in January, 2004) for a rate proposal, possibly on a retainer basis.
 - Agreed to retain Rob Davis as association manager pro-tem. This will give us time to decide whether or not we want to replace him or self-manage the association. Mark suggested Bob Mannich as a potential alternative to Rob. In fairness to Rob, we should evaluate him after he has had an opportunity to perform with clearly defined expectations and lines of communication.
 - Recommended that all checks be signed by two people.
 - Discussed desirability of making some visible improvement ASAP. Hot problems include:
 - Pool, especially bathrooms. Mark will look into cost of renovations.
 - Sidewalks for unimproved lots. (See comment below)
 - Repair/remove median floodlights (Landscape contractor has promised to share cost)
 - Improve landscaping at front entrance
- Chuck Grippe has already approached City about repairing storm drains at Royal/Orleans, possibly at their cost. Check into adding sidewalks to this work. Colin will follow up.
- Colin is drafting for board's review a letter to all members giving election results and asking for patience and cooperation as we get up to speed. Will include protocol for communicating issues/concerns to Board and request that contact with City only be made through Board.
 - Frankie agreed to look into forming a Landscape Committee.
 - Discussed prohibition against proration of annual dues upon lease assignment (CC&R 33(d)(7)). Frankie recommended this be changed to a \$250 one time transfer fee, with annual dues prorated. This change would require membership approval as called for by CC&R 32(c). No action taken.

- New owners are not always told that Idlewild is governed by CC&Rs, association dues are payable at closing, nor has association manager been advised of all transfers. We need to get the word out possibly by contacting Title Companies. No action proposed.
- Brief discussion of 'Cleanup after Pet' sign saga. Highlights need to regulate individual actions and establish authorized lines of communication with City.
- Meeting adjourned at 8.05 pm. Next special meeting: 7.00 pm, September 7 at 109 Orleans.

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Special board meeting September 7, 2006

The Board met in executive session at 109 Orleans. Meeting began at 7.00 pm.

Present: Frankie Evans, Colin Keleher, Mike Kilpatrick, Steve Sisley, Mark Stejskal

- Board determined Mike was in compliance with POA assessment requirements and was not in arrears.
- Board officers were agreed as:

President	Colin Keleher
Co-Vice President	Frankie Evans
Co-Vice President	Steve Sisley
Secretary	Mike Kilpatrick
Treasurer	Mark Stejskal
- Minutes of last meeting were approved as written.
- **OLD BUSINESS**
 - Colin met with Rob Davis on 8/31/2006 to review documentation & records. See attached Meeting Notes.
 - Dave Hudgens has been out of town. (We need an attorney who is more accessible and Steve may be able to help us find one; see new business below.)
 - Landscape Committee has been formed comprising Marybeth and Terry Copley, Gail Hoppe & Lottie Keleher
 - It appears County Board of Health is going to ban liner pools for community use. Colin has asked Rob to obtain more details. This will increase cost of pool renovation significantly. Discussed possibility of using volunteer labor under contractor supervision to reduce cost. Gate must be modified to automatically close and lock to comply with codes and fence height should be increased to discourage vandalism. (No action recommended since pool closes next month.)
 - Colin & Jennifer Fiddler have exchanged voice messages but have been unable to talk live (Jennifer at funeral this week). Mark will try to talk to her informally so we can discuss storm drain repairs.
 - Rob has been asked to get proposal for replacing floods with in ground fixtures.
- **NEW BUSINESS**
 - Agreed to extend Monarch Contract for 60 days, and re-evaluate performance at end of that time. Colin will write letter to Monarch. Desire to take over operation of POA was tempered by recognition that we already have a lot of important issues to deal with and most board members do not have time to deal with day to day details of running the Association. Frankie will talk to Quail Creek owners and Steve, to Adams Homes, to try and identify alternative management companies.

- Agreed we need D & O coverage. Steve will ask SMG attorney, Frank Holland, for guidance on our risk exposure.
- Steve will have Holland determine what should be updated in Articles of Incorporation, Declaration of CC&Rs, & Bylaws, including how impose financial penalty for CC&R non-compliance, and give us an estimate of attorney fees. Board members asked to review CC&Rs and bring suggested changes to our next meeting.
- Mike recommended Board act as architectural committee. There were no objections to this.
- Real Estate signs removed from Idlewild Blvd and agents advised signs violated City zoning and Community CC&Rs. Agents were understanding and will comply.
- Pool will close for season on October 15, 2006.
- Both 'natural' retention ponds require significant improvement both to comply with City zoning and reduce our liability risk from snake bites and drowning. Cost estimates for St. Charles Court pond are up to \$12,000 plus cost of aerator and electrical service; Jackson Place pond will cost even more. Steve offered to investigate ABK financial culpability for failing to create and maintain properly landscaped retention ponds, and whether their arbitrary transfer of maintenance obligation from Jackson Place to Idlewild was legal. Steve will also investigate possibility of partnering with City to share cost.
- Recognized our future liabilities exceed our current balance but we need to keep after minimal cost improvements (lights, drains) to show tangible results ASAP.
- Agreed we need to go after unpaid dues (approx. \$12,950). Important everyone understands Idlewild is a restricted community with common areas maintained by the annual assessment. Concern that FSBO transfers may not be making this clear to new owners. Also, letting people know we now have our own board and showing we can make some improvements will probably encourage payment. Discussed a staged approach to delinquencies, starting with polite letter, progressing to publishing names, and ultimately property liens, but no procedure finalized.
- Effectiveness of using a block party as a means of communication was questioned. Most felt that not enough people would attend. The idea of a newsletter was embraced especially if we could publish positive stories with property owner's names in them. Frankie will look for some possible stories. Colin offered to put a letter together if others provided content.
- Next special meeting 7.00 pm, Thursday, September 28, at 311 St. Charles Court.
- Meeting adjourned at 7.50 pm.

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Special board meeting September 28, 2006

The Board met in executive session at 311 St. Charles. Meeting began at 7.00 pm.

Present: Frankie Evans, Colin Keleher, Mike Kilpatrick, Steve Sisley, Mark Stejskal

- Minutes of last meeting were approved as written.
- **REPORTS**
 - o Colin & Mark met with Rob Davis to accept files. Mark's initially more favorable impression of Rob quickly dissipated by more evidence of his failure to perform. Federal Tax returns for '04 & '05 have not been prepared. Files are disorganized & incomplete. No records prior to 2001. Check to close out account not received (Colin has since received).
 - o Frankie reported on improvements to front entrance. Landscape company employees have been very cooperative. Board thanked Frankie and her committee for their efforts. Colin called Marty to give him new mailing address and ask that he contact Frankie for direction.
 - o Colin has checked roster of owners against Gooden sales, FSTC records, Baldwin Co tax records (hopelessly out of date) and by knocking on doors. All but about 2 - 4 owners are now verified. Frankie offered to knock on remaining doors.
 - o Ron McCullough emailed report (previously forwarded to board members) on his walk through with Nancy Milford of City. Ron has kept Colin informed. The damaged storm drains have been repaired. Colin followed up with letter of thanks to Mayor and request we be given name of a contact person.
 - o Colin reported gas leak and missing water meter cover as hazards to city. Immediate response promised but no further contact from city. Gas leak appears to be fixed. Meter cover still missing.
- **OLD BUSINESS**
 - o Since Ken Hurd declined to represent us, Colin met with James Smith 9/28. Details in attached Meeting Note. Steve and other board members agreed we would probably need a 'hungrier' attorney to go after ABK.
 - o Steve provided a quotation from Auto-Owners Insurance. Board gave unanimous approval for Colin to obtain comparison quotes and get D & O coverage in place by next week (10/06). Steve requested we make sure we are covered for actions taken by prior board. (Jim Smith indicated verbally we would not be liable for previous board's actions.) Current liability coverage is \$2 MM max. Agreed \$1 MM is sufficient. Colin advised individual board members are probably also covered by their personal umbrella policies (if they have one).
 - o Ernie Case advised existing community pools with liners would probably be grandfathered by Co. BOH. It is not yet a done deal and he will present case in favor to Board in October. Ernie expressed interest in heading a pool improvement committee. He has already begun to contact a cross representative group. Board unanimously agreed. Mike will be Board representative. Frankie believes current liner problem is primarily due to washout. Improvement committee should look into possibility of rebuilding pool on common areas transferred from Jackson Place, preferably away from retention pond. Existing lots now occupied by pool could be sold for development to offset cost of new pool.

- o Colin has replaced timer and photocell for monument floods at front entrance, which now turn off during day. Could not turn power off to median floodlights as street light at Royal intersection is on same circuit. All bare wires capped. Asked Riviera if they could add new street lights to Idlewild Blvd. median. Engineer met with Colin and confirmed technically feasible but City should furnish lights.
- o Colin has written to Mayor re streetlights on south end of Royal; no reply to date. Also contacted Baldwin EMC. They would provide lights at \$650 each. Seemed confused by possibility Fairhope might install lights. They consider all lighting as private.
- o Steve provided copies of Fairhope subdivision regulations for re/detention ponds that show ABK did not meet requirements. Jim Smith is looking into legality of transfer from Jackson Place to Idlewild. Colin will follow up. Consensus after discussion was snakes will be a continual problem unless ponds are properly maintained, and large pond is also a drowning hazard.
- o Colin advised Association now has PO Box (PO Box 181, Fairhope, AL 36533-0181) and email address, idlewildpoa@bellsouth.net. Board members can read email by logging onto www.webmail.bellsouth.net, entering address as: Idlewildpoa, and password as: poa181. Colin passed out for review and comment by Board, draft of letter he would like to send to all members. Rock Creek has Association website which posts CC&Rs; future goal for Idlewild POA.
- NEW BUSINESS
 - o Mark presented spreadsheet of monthly expenses. Colin shared preliminary operating budget which indicated we would be running a deficit if we continued current expenditures. (Mark subsequently emailed less pessimistic but still tight budget estimate.)
 - o Because of personal issues, Bob Mannich has not been able to meet with us. However, in view of precarious financial situation, we should reconsider self-management. Since he is retired, Colin offered to act as de-facto interim manager until finances stabilized, if Board did not think this a 'power-grab'. Board accepted. Colin declined compensation because of impact on O&D insurance and Association's lack of funds.
 - o Board approved opening account at First Gulf as soon as check received from Monarch. Colin & Mark to be signatories. 4 in favor with Mark abstaining, because of his affiliation with First Gulf. Board members have outstanding expenses to be reimbursed as soon as account is opened.
 - o Board agreed Frankie should instruct Greenscape to maintain only Idlewild common areas and discontinue maintaining Jackson Place entrances on Co 181 and Margaret at Windmill. Frankie to look for ways with Greenscape to reduce maintenance expenses. Hole where pecan tree stump was removed in median between Royal & Conti needs to be filled in.
 - o Colin will write Gooden Homes to remind them to submit plans for future construction to architectural board for review. This is expected to be a formality for the records, since all homes built to date meet CC&R & Bylaws.
 - o Colin proposed several revisions to CC&Rs (see attachment for details).
 - Revisions to articles 14, 16.(b), 17 & 33.(d)(7) accepted as written.
 - Revision to article 29 rejected
 - Revision to article 33.(d)(1) tabled for future discussion

Steve suggested vote of owners who failed to return proxy be voted in favor of board proposals. Colin will look into how to make this possible.

 - o Colin will contact owner of lot 93 on St. Charles to get it mowed.
- NEXT MEETING

Board agreed email helped keep us in contact and informed, and next meeting could be month from now. Scheduled for Thursday, October 26th.

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Regular Board Meeting October 26, 2006

The Board met in executive session at 105 Orleans Drive. Meeting began at 7.00 pm.

Present: Frankie Evans, Colin Keleher, Mark Stejskal

- Minutes of last meeting were approved as written.
- **REPORTS**
 - Association Management
Colin presented summary report of management activity (see attached)
 - Landscape Committee
Pansies planted at front entrance monument. Shrubs have been pruned back. Plan to remove Indian Hawthorns hiding entrance brickwork and replace with azaleas. Volunteers needed to help with work. Recommend placing sign at entrance telling people when to come and what to bring. Have been unsuccessful so far in getting together with Greenscape to discuss ways to reduce costs.
 - Pool Committee
No report but Mike says he has been in contact with Earnie Case.
- **OLD BUSINESS**
 - Retention Ponds: Review of City regulations suggests City does not formally approve or accept ponds but expects developers to identify an entity (POA) to maintain them. Don't believe we can expect much help from City. Colin asked attorney to look into whether Monarch might have some liability since they were responsible for contracting pond upkeep. Also, plan to write Gooden suggesting it would be to our mutual benefit to clean up ponds, since it would make their lots more desirable, and asking them for financial help. Colin has asked Steve to get two or three competitive bids for clean up of both wet ponds. Board members concerned making cost known will discourage owners and recommended we not publish estimates until sufficient complaints make it clear work would be financially supported by entire subdivision.
 - Common Area Maintenance Contract: This is a major expense which we cannot sustain. In addition to asking Greenscape for suggestions, asked Frankie to get quotes from a couple of other firms. Denise or John Jones may have suggestions.
 - CC&R Revisions: Board reviewed past and new suggestions and approved all changes (unanimously except 2:1 on Article 30) on attached sheet. Colin will give this to our attorney to review and incorporate along with 'boiler plate' changes eliminating reference to ABK. All changes will then be submitted for approval by Association members. A simple majority is required to pass (CC&R Article 32. (c)). Mark suggested we investigate using our web site for voting.
- **NEW BUSINESS**
 - Financial: Reviewed proposed budget based on past year's cash flow. Approved unanimously. Will be posted on website. Colin will enter into Quicken to generate expense vs. budget reports, starting next year. Budget based on increasing annual assessment (dues) by 10% to \$275, as permitted without a vote of the membership by CC&R Article 33 (d) 3 (i). Increase approved unanimously. There are about 26 delinquent accounts. About half are as a result of unreported

ownership changes. 1 or 2 are undocumented balances carried forward from before Monarch took over; agreed to consider these uncollectible and clear accounts. 2 or 3 more result from Monarch billing April to March and failing to collect from owner of record prior to April. Where these cases involve Gooden as prior owner, Colin is reluctant to bill them since Monarch had just recently made a major (and successful) issue of collecting their back dues. Mark suggested we waive such assessments but let Gooden know we have done so when I write them. All other delinquent accounts will be billed in November, with a reminder that unpaid amounts can result in a lien foreclosure on the property. Agreed no liens will be filed without prior Board approval.

- Pool Upkeep: Discussed status of pool upkeep. Need a contract to define expectations of pool maintenance contractor, covering not only upkeep of pool alone but also furniture, landscaping and general area. We have cleaned up trash but landscaping is in sore need of care. Frankie reiterated need for a sign to encourage volunteers to help. Want to see braces removed from palms but recommend storing for future hurricane protection.
- Website Content: Board agreed important to post all board minutes, activities, and financial reports for all members to read. Board would like to see membership directory made available on website. Colin will look into making this happen.
- Owner Letters: Board agreed all lots must be treated equally and no concessions can be given Thompson Hall residents. A new mail out is being prepared that will announce Website, provide updates on our activities, stress need for volunteer help, and encourage upkeep of neighborhood. Frankie offered to organize distribution (similar to Halloween invitation) to save on mailing costs. Briefly discussed subdivision-wide get together. Mark believed he could find sponsors willing to provide canopies. No action taken (but will continue to follow up outside of Board meetings). Playground equipment is beyond our present financial capability, as evidenced by the 2007 budget. The landscape committee will follow up on a Yard of the Month award.
- Discussed dry retention pond. Accumulation of debris at outfall needs to be removed.
- NEXT MEETING
 - Board is required to have four regular meetings a year. Agreed General Meeting would count as one, and others would be held at three month intervals, specifically: third Thursday in January, third Saturday in April, & third Thursday in July and October. Will consider today's meeting as one of regular meetings. Agreed meetings will generally be limited to Board members but individual Association members may be invited to attend if they so request. Primary concern is lack of meeting space.
 - Next special Board meeting is Thursday, December 7 at 7.00pm. Need a host.
- Meeting adjourned at 8.20pm.

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Special board meeting December 5, 2006

The Board met in executive session at 109 Orleans. Meeting began at 7.00 pm.

Present: Frankie Evans, Colin Keleher, Mike Kilpatrick, Steve Sisley, Mark Stejskal

- Minutes of last meeting were approved as written.

- REPORTS

- Financial

Mark has talked to Joe Cameron, CPA, about preparing 2004 & 2005 tax returns. Joe estimated cost of \$150 for each return if provided with Monarch's annual financial summaries. 2006 will be slightly higher because of management change & dual financial reports.

Mark said he and his family have sold their house and will be moving out of Idlewild mid-December. This means Mark must give up his board seat but, as our banking representative, he will be able and willing to continue to give us financial advice. The Board thanked Mark for his contribution.

Board agreed Mike should act as interim treasurer and have signing authority.

- Association Management

Steve suggested we consider Dave Jester to fill the board vacancy. Dave has already shown interest in the Association by volunteering to serve on the Architectural Review Committee and Steve has found him very helpful in researching approaches to the retention pond issue. Colin will contact Dave as well as previous nominees.

A number of positive emails were received in response to our last mail out and names of potential volunteers were given to Committees. Visits to the web site have been surprisingly few. Board still concerned how best to get information out. Later in meeting, Steve suggested a community notice board be located at pool. He will look into what this would take.

Colin summarized status of delinquent payments. \$4,750 has been received since new board took over; \$3,358 deemed uncollectible or waived; \$7,572 remains to be collected. Accounts in arrears decreased to 18 from 32.

The Association as registered agent and our registered office address has been recorded in Probate court, replacing ABK's name & Kevin Boone's address.

City has not replied to my follow up letter about our concerns.

Letter has been sent to Gooden thanking them for monument, reminding them of need for architectural review and approval of new construction, and asking if they could help us clean up retention pond, since it would be in our mutual interests. No response to date.

- Landscape Committee

A small group of volunteers including Frankie, Marybeth Copley & Gail Hoppe put up the Association's Christmas decorations at front entrance. The Board expressed appreciation for their efforts.

Committee wants to remove Indian Hawthorns hiding brickwork. Steve will supply labor at cost and Frankie will set up date in early January. Hawthorns in median will remain until we can find &/or afford replacements.

- Pool Committee

Earnie Case has requested quotes for liner replacement. One bid for \$2,900 received. Ground water is a potential problem which may add to cost. Earnie has been asked to get prices to replace existing ornamental iron fence with full height fence, preferably same style, with self closing, self locking gate.

We would like to have long term proposals and costs available for April general meeting. Building new pool and clubhouse on common area 5 and selling two lots occupied by existing pool to home builders may be most cost effective way to go, if we can still meet City mandated green space requirements. Colin will review plats for green space area.

- OLD BUSINESS

- Retention Ponds

Steve shared estimates for excavating and seeding banks of both ponds, and providing access to island in large pond. Total cost is in order of \$50,000. Additional money will be needed for grass carp, aerators and electrical hook-up, bringing total to around \$60,000. Dave Jester has suggested FSTC (as owners) &/or commercial properties backing onto pond may have some financial responsibility. However, since Fairhope Subdivision Regulations require developer to establish means for maintenance, and ABK names the Association as that means in Article 33 (e) of CC&Rs, Colin believes we are stuck with cost. In discussion, Board agreed we need to move as quickly as possible to fix the ponds, because of our liability exposure, and not wait for an attorney to determine if any third party had cost responsibility. Also, since pond on St. Charles is most visible and affects most Idlewild homes at present, we should tackle it first. Recommendation is to compose a letter outlining our options, costs and recommended path forward (including special assessment) to be distributed January/February, with goal of getting Owners' approval to proceed at April meeting. Letter will also be posted on website and at proposed community notice board.

- Common area maintenance contract

Frankie reported Greenscape have offered to keep grass cut and control weeds and ants for \$1,200/month (down from current \$1,500). They would not maintain flower beds, lay straw, or trim shrubbery, which is in their current contract but has not always been done in the past. A second bid for the same work came in at \$1,250/month. Board agreed to award contract to Greenscape for basic lawn care with an option for additional work, if requested, to be billed at a comparable hourly rate. We will need stronger support from community volunteers if we are to take care of flower beds and shrubs ourselves. We should also consider asking local stores, such as new WalMart, to provide seasonal plantings.

- Pool upkeep contract

Colin asked Mike to establish just what Earnie Case's contract covers. Who is responsible for furniture care, garbage removal, bathrooms, and general site upkeep (excluding landscape)? Frankie recollected that some of these items were specifically discussed with Earnie when he was first given the contract.

Colin also recommended we update pool rules to prohibit glass containers and alcohol within pool enclosure, require food be kept away from pool area and leftovers removed from enclosure, specify dry waste only in garbage can, and require children 12 and under be supervised by an adult. Board agreed and Colin will get new sign made before pool reopens.

Colin will look into getting a City garbage can and ensuring curb pick up.

- Compliance Issues

Although Todd Maulding phoned Mark and agreed to accept our compromise, he has not responded formally in writing, as Mark reminded him he should. Mark will remind Mr. Maulding again to send a letter to the board. If not forthcoming, board agreed to pursue legal remedies.

- **NEW BUSINESS**

- **Financial**

There are two accounts each owing around \$1,000. One has continually disputed legitimacy of 1998 dues increase to \$250. Board agreed to send letter stating legal remedy will be sought if payment not received within 30 days. Colin will send letters. Also, board recommended posting delinquent accounts on proposed notice board.

Based on his reading of CC&R 32.d.(7), Colin does not believe advance notice of impending increase is required. He plans to send out invoices, with an accompanying explanatory letter, in early January, to coincide with Association's fiscal year. In recognition that Monarch previously billed in March/April, owners will be given 90 days to pay. We can now accept credit card payments through PayPal. A \$5 fee will be charged for this service to offset our cost of \$8.28 a transaction.

Cash flow projections indicate we will have to control our expenditures carefully until 2007 assessments start arriving.

- **Architectural Review Committee**

3 owners have volunteered to serve; Christian Green, Dave Jester, & Jim Wiggins.

At Jim's suggestion, Colin has drafted proposed guidelines for review application and approval. Copies given to board members for review and comment (also posted on web site). These will be given to committee members if no objections received.

- **NEXT MEETING**

Regular meeting, Thursday, January 18, 2007 at 7.00 pm. Location TBA.

IDLEWILD PROPERTY OWNERS ASSOCIATION

MANAGEMENT REPORT

October 2006

○ Financial

Account opened at Gulf State Bank. All funds transferred from Monarch; account at Colonial Bank closed. Financial records now maintained using Quicken for Home & Business. Assessment payments from at least six owners received subsequent to 10/2 mail out.

○ D&O Insurance

Requested quotes for D&O coverage from Pitman (current agent), Thames Batre Mattei & Ison; The Insurance Center (Robertsdale) failed to respond to 4 calls for clarification of their bid. Thames declined to bid since Pitman had already offered D&O coverage from same underwriter (CNA). Accepted Pitman proposal at \$1300 pa.

○ Contacts with City

Exchanged correspondence with Mayor Kant. Latest reply said city will address all our concerns or let us know of any they cannot. Tom McCullough received call from Nancy Milford saying sidewalks would be installed for common areas. Have noticed electrical department red flags at possible future lamp locations. Water meter cover replaced in Idlewild Blvd. median.

○ Attorney Discussions

Had brief telephone exchange with Jim Smith on 10/12. He is still reviewing our governing documents but agrees we need stronger enforcement provisions for CC&R violations. Asked Jim if he felt we had any recourse for ponds against ABK, or Monarch for failure to maintain them. Jim was non-committal and I got impression he hadn't given it much thought. Am concerned Jim may not be aggressive enough for us. Will write him to request specific deliverables & recommendations by date

○ Compliance Issues.

Lot 93 has been mowed. Trash accumulation at Lot 80 has been removed. Sent letter to Lot 100 detailing our compromise offer on batting cage; no response received to date. With Board approval, will foreclose lien next month unless our terms accepted. Wrote to all Realtors offering property in Idlewild asking them to tell prospective buyers this is a restricted community with dues and a governing Association. Wrote to all Title companies which have done business in Idlewild asking them to check with Board on status of lot assessments and to send 'transfer fee' to new address.

○ Web Site

Set up website at www.idlewildpoa.com. Cost to host is \$5.95 month. We have contracted for 2 years at \$118.80. Expect cost avoidance of not having to copy governing documents (~ \$5.00 set) and reduced mail out postage costs (~ \$50.00 per) to offset most of this expense.

○ General

- Replaced burnt out lamp in front flood.
- Relit gas light
- Opened drainage at Idlewild Blvd/Fairhope Ave to correct flooding problem
- Removed trash from behind pool & stacked furniture