

**The Lake St. George South Homeowners' Association, Inc.
D.B.A. The Courts of Lake St. George
A Corporation Not-for-profit**

Minutes of Special Board Meeting

Date: Saturday, May 4, 2013
Time: 10:00 A.M.
Place: Meeting Room
Palm Harbor Fire Rescue
Station 65
250 West Lake Road
Palm Harbor, FL 34684

1. Call to Order, Confirm Quorum – 10:00 A.M.

2. Roll Call

Present were:

President, David Baier; Secretary, Tamarra Mertens; Treasurer, Margaret Simon.

3. Reading of the Minutes from Board meeting March 8, 2013. Secretary, Tamarra Mertens to be read and approved, presented minutes to the Board. A motion was made by David Baier, seconded by Margaret Simon “to waive the reading of the minutes and were approved as presented” and voted on by a “yes” vote from all three Board members.

4. Old Business

David Baier stated, “there has been a question as to how each of us has been assigned the position which we hold on this Board, let there be no question now or in the future, President, David Baier, nominate Margaret Simon for the position of Treasurer, seconded by Secretary, Tamarra Mertens; Treasurer, Margaret Simon nominate David Baier for the position of President, seconded by Secretary, Tamarra Mertens; President, David Baier nominate Tamarra Mertens for the position of Secretary, seconded by Treasurer, Margaret Simon.” And voted on by a “yes” vote from all three Board members.

5. New Business

David Baier stated, “the current management company is being terminated on May 6, 2013. The Board examined the Termination Agreement.

A motion was made by David Baier, seconded by Margaret Simon “to ratify approve the Termination of management contract with Community Management Services, Inc., for The Lake St. George South Homeowners' Association, Inc., D.B.A. The Courts of Lake St. George “ on May 4, 2013, and voted on by a “yes” vote from all three Board members, the Termination Agreement was signed by President, David Baier.

President, David Baier stated, The Board is collectively looking into retaining a different

management company. The Board is revising the Budget to reduce monthly fees and will be sending a Proxy to all Homeowners to vote on the new budget.

A motion was made by David Baier, seconded by Margaret Simon “to schedule a Membership Meeting for approximately June 6, 2013, at 7:00 p.m. at the Palm Harbor Fire Rescue Station 65, 250 West lake Road, Palm Harbor, Florida 34684 for the purpose of voting on a revised budget for 2013, which will include reductions for the last six months of the year” on May 4, 2013, and voted on by a “yes” vote from all three Board members.

The Board appointed three volunteers to the Architectural Committee at a Special Meeting on April 12, 2013, the committee consists of David Baier, Lou Voltaggio, and Margaret Simon. An invitation was extended to everyone to join the the Architectural Committee, no persons who previously stated an interest at the last meeting have come forward as of yet.

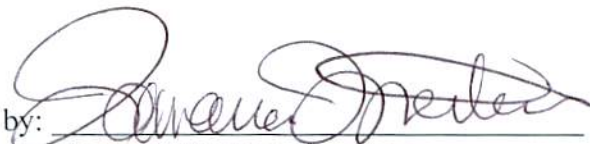
A motion was made by David Baier, seconded by Margaret Simon “to preserve the Homeowners Association Documents” and voted on by a “yes” vote from all three Board members.

There was no new business to discuss.

A motion was made by David Baier, seconded by Margaret Simon “to adjourn the meeting” and voted on by a “yes” vote from all three Board members.

6. Adjournment – 10:15 a.m.

Minutes recorded and written by:


Tamarra Mertens, Secretary