

- **Chattahoochee & Tiling** – All Chattahoochee has been removed as far as we know and the tiling has started.
- **New Color Scheme & Painting** – Adcon has returned the test units to their original colors. The Board has narrowed down the choices to 4 schemes that will be presented by the mock-up artist.
- **Sign Installation** – The sign installation has been delayed due to missing parts that were discovered when the shipment was installed. The parts are enroute to us, and should be delivered by the end of the week. Once they arrive, Adcon’s crew will install them ASAP.
- **Security Cameras** – the electrical installation is nearly complete, and the contractor was on property today prepping the poles for the equipment. He has communicated that he anticipates the work should be complete relatively quickly once the equipment installation starts, and will present a firm completion date next week.
- **Sprinklers** – the parts that were damaged by illegal parking are on order and should arrive next week. Barring inclement weather, the repair work will start as soon as the parts arrive.
- **Landscaping** – the landscaper has been given an executed proposal to install new planting along the east side of Building 5 to mitigate the root exposure and hazards. Complete sod replacement for the community will be phased over the coming years as funds permit. The east end of Building 5 will be planted with ferns and receive additional top soil to reduce or eliminate the trip hazard caused by the tree roots in that area.
- **Gutters** – Mr. Sparkle has pressure cleaned all the gutters in the community, effective August 10, 2006. Additionally, Mainland Roofing has repaired those gutters that were previously identified as being damaged by them during their repair work.
- **Keys for Tennis Courts** – Carmen will request a proposal from her contacts.

New Business

- **Plumbing** – The Board unanimously approved Castillo Plumbing to proceed with providing a quote for the repair of the exterior faucets community wide.
- **2007 Budget considerations** – Johann presented to the community that a larger than anticipated increase in maintenance fees might be a possibility due to the very large increases in insurance and electricity that have been announced for South Florida. Unit owners need to start anticipating a revised budget for 2007.
- **Unit Owner Concerns:**
 - 10160 has root damage to concrete walkway. The Board will initiate a claim with Allstate to look at this for a remedy.
 - Complaints about the orientation of the dumpsters were voiced. The Board stated that BFI has been notified that they need to place the dumpsters in correctly.
 - South Fence hedging will be planted with 3-foot cocoplum plants.
 - Residents of Building 6 complained that the maintenance crew of Costa Greens are throwing the rocks from their property over our fence onto our property. Johann will contact Russell Bryner from Costa del Sol regarding the rock tossing that is going on.
 - The unit owner at 10048 inquired about if the tree in her courtyard could be removed at the expense of the Association. Owner of 10048 was advised that the tree in her courtyard is her responsibility. The trees outside her unit are the responsibility of the Association and they will have the roots cut and new planting will be provided, as previously discussed.
 - A roof leak was reported for Units 10048, 10170 and 10178. These units will be added to the Mainland Roofing list of units for inspection and repair.
 - Balconies in need of repair are in Units 10134, 10140 and 10166. Adcon will begin the development of a cost proposal for this work.
 - The gutters in front of 10134 were reported to be clogged. Mr. Sparkle will look at the problem and re-clean out when needed.

Adjournment

- There being no further business to discuss, the Board adjourned at 8:45 p.m.