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**Board of Directors Meeting Minutes
October 28, 2008
Vizcaya Recreation Hall**

Call to order:

Dr. Ralph Calatchi called the Board of Directors' Meeting to order in the Recreation Hall of Vizcaya. The notice was duly posted. The property manager was asked to take the roll. A quorum was present.

Directors:

Present

Dr. Ralph Calatchi, Mr. Lee Corson, Mr. Martin Biafora, Mr. Martin Landes and Mr. Randy Randolph.

Absent:

Dr. Joan McConnell

Also Present:

Mr. Tom Wilson and Mr. Ted Sleeman, MWI Campbell Management

Minutes:

Mr. Randy Randolph read the Meeting Minutes of September 5th, 2008.

Motion:

Mr. Corson made a motion to approve the minutes as presented. Mr. Randolph seconded the motion. All were in favor. The motion passed.

Special Guest:

Mr. Randy Randolph introduced Mr. Patrick Kennedy from Area Landscape. Mr. Kennedy spoke to the Board and the guests about the "white fly" insect that is attacking the ficus hedges and trees in the area. The white fly (if not treated) could kill the plant depending on the health of the plant, the irrigation and the landscaping surrounding the plant. A short discussion ensued. Mr. Kennedy stated that the best treatment is the drenching system because it does not hurt the natural predators of

the white fly. Mr. Kennedy also stated that his company does not usually treat the ficus for the white fly, but because Vizcaya is such a good customer, he has offered to treat it. Dr. Calatchi thanked Mr. Kennedy for coming to the meeting and explaining the situation.

Treasurer's Report:

Dashboard Report: Mr. Wilson reviewed his dashboard report which is made a part of these minutes.

Delinquency Report:

Mr. Wilson stated that there were a couple of units in the towers that are a little behind at this time, but he didn't feel it was anything to worry about (they are only 30 days late). Mr. Wilson is concerned with a unit in the gardens that is several months behind, but the attorney receives correspondence from the bank who has the mortgage on the unit and they have stated that the Association will be paid the back maintenance from the escrow account. Mr. Wilson stated that he has never seen this happen before and, hopefully, they will come through and pay the outstanding balance.

Old Business:

Update on the Sauna: Mr. Sleeman presented three bids for the replacement of the old sauna which are made a part of these minutes.

MOTION: Mr. Martin Biafora made a motion to purchase an 8K sauna from Todd Manufacturing to replace the broken one in the men's room. Mr. Martin Landes seconded the motion. All in favor. Motion approved. Mr. Sleeman will order the sauna.

Pool Committee:

Dr. Rose gave the pool committee report. The heater is set at 85 degrees. Mr. Biafora stated that the pool temperature was just fine. Dr. Calatchi asked Mr. Sleeman to check on the pool brush that was ordered.

Social Committee:

Mrs. Millie Gutterman gave the social committee report. The date of the party has been changed from December to January 31st. There is still going to be dinner and entertainment. Mrs. Gutterman will have more information at the November meeting.

Manager's Status Report:

Mr. Sleeman reviewed his Manager's Status Report which is made a part of these minutes.

White Fly:

Mr. Randolph stated that this item has already been discussed.

MOTION: Mr. Randolph made a motion to approve the proposed bid from Area Landscaping to treat the white fly for one year at a cost of \$1,685.00. Mr. Martin Landes seconded the motion. All in favor. The motion was approved.

Roof Fans:

A discussion ensued regarding the roof fan replacement. Mr. Corson suggested tabling this item until the Spring and perhaps put this item into the next budget. The Board was in favor of discussing this item in the future.

Proposed Rule Change:

A discussion ensued regarding the proposed rule change for Guests. Mr. Martin Biafora doesn't approve of the proposed rule change and asked the Board to come up with another option. Mr. Lee Corson read the proposed rule change adding in a broader definition of what or who is an owner. Mr. Biafora suggested that it should read "A unit owner must advise the Association when there is someone staying in their unit when the owner is not in residence". The Board members were in favor of this suggestion. Dr. Calatchi stated that the new proposed rule will be drafted and discussed at a future meeting.

ADJOURNMENT: Mr. Randy Randolph made a motion to adjourn the meeting and Mr. Lee Corson seconded the motion. All in favor. The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Randy Randolph, Secretary

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Attendance List:

Pat Meyers
Linda Downes
Candis & Eugene Daly
Ilene Biafora
Debby Splaver
Roger Rose
Barbara Rose
Jim Dice
Jerry Six
Norman Glassman
John Sarde
Richard Connolly
Andrea & Richard Hipskind
Mildred Gutterman
Janice Bartlett
Lucille Waldman