

BYLAWS
OF
REMINGTON OAKS AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is REMINGTON OAKS AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be located at 370 Whooping Loop, Suite 1196, Altamonte Springs, Florida 32701, but meetings of members and directors may be held at such places within the State of Florida, County of Seminole, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to REMINGTON OAKS AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the

Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to J. E. JONES CONSTRUCTION COMPANY, d/b/a THE JONES COMPANY, a Missouri corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Clerk of Circuit Court, Seminole County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Articles of Incorporation of the Association.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of

the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:30 o'clock p.m. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, thirty percent (30%) of the votes of each class of membership shall constitute a

quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of not less than three (3) nor more than seven (7) directors, who need not be members of the Association.

Section 2. Term of Office. The members shall elect the Directors for staggered terms, provided that no term shall be in excess of three (3) years. At the first annual meeting, the members shall elect one (1) Director for a term of one (1) year; one (1) Director for a term of two (2) years; and one (1) Director for a term of three (3) years, provided that if the number of Directors to serve shall be increased, each additional Director shall be elected

to a term of one (1), two (2) or three (3) years and none of the additional Directors shall be elected for the same term except the seventh Director who shall be elected for a term of three (3) years. At each annual meeting thereafter, the members shall elect a new Director for the term of each Director whose term is then expiring.

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nomin-

ations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that

meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors, after not less than three (3) days notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Designated Tract and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use the Designated Tract of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction

of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(i) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual

assessment period;

(ii) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(iii) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Designated Tract to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary, and a

Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the

members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Board of Directors shall appoint such committees as deemed appropriate in carrying out its purpose pursuant to these Bylaws.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation

and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declarations, each Owner is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the Lot against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest lawful rate permitted by Florida law per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of each assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words:

REMINGTON OAKS AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC.
1988
Florida,

a corporation not for profit.

ARTICLE XIII

AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the Directors of
REMINGTON OAKS AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC. have

hereunto set our hands this _____ day of January, 1988.

Mary LaFlesh

Thomas G. Jones
THOMAS G. JONES (SEAL)

Mary LaFlesh

Bernice M. Paschon
BERNICE M. PASCHON (SEAL)

Mary LaFlesh

Larry W. Toler
LARRY W. TOLER (SEAL)

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared THOMAS G. JONES, BERNICE M. PASCHON and LARRY W. TOLER, known to me and known by me to be the persons who executed the foregoing Bylaws and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County

last aforesaid this _____ day of January, 1988.

NOTARY PUBLIC

My Commission Expires:

II. PROPOSED AMENDMENT TO THE BYLAWS. (UNDERLINED WORDS ARE ADDITIONS)

Proposed to Amend the Bylaws of Remington Oaks Homeowners Association, Inc., Article VIII, Section 8, Duties (d) Treasurer as follows: (d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit or review of the Association books to be made by a public accountant or audit review committee consisting of three association members other than the Treasurer at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

I VOTE (PLEASE CIRCLE ONE) YES NO TO AMENDING THE REMINGTON OAKS HOMEOWNERS ASSOCIATION BYLAWS AS STATED ABOVE.

approved at
1992 Annual
mtg

PROPOSED AMENDMENT TO THE BYLAWS FOR REMINGTON OAKS HOMEOWNERS ASSOCIATION:

(UNDERLINED WORDS ARE ADDITIONS)

"Article VII, Powers and Duties of the Board of Directors, Section 1, Powers: (f) All contracts approved by the board of directors shall be limited to a maximum of one year, with a maximum of one year automatic renewal.

YES

NO

DATE: _____

SIGNATURE (S) OF OWNER (S) OR DESIGNATED VOTER

SIGNATURE (S) OF OWNER (S) OR DESIGNATED VOTER

*PASSED @ 2002 annual meeting 2/12/2002
Awaiting minutes to be approved - Attached*

REMINGTON OAKS HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING - MARCH 23, 1992
MINUTES

The March 23, 1992 rescheduled annual membership meeting of the Remington Oaks Homeowners Association was called to order by President Marc Ransbottom and a quorum was established with 80 members represented in person or by proxy. Anne Russell and Marty Chan represented the management company, Energy Property Management Services, Inc. Remington Oaks Board of Directors members present included: Marc Ransbottom, Jeanie Huff, Dan Rasy, Agnes Quinn, Doug Cobb and Richard Wilson.

The President introduced the Board of Directors and Committee Chairmen.

Treasurer Dan Rasy presented the 1991 year end financial statement and the 1992 approved budget for Remington Oaks Homeowners Association. Anne Russell provided a detail, line by line, explanation of income and expenses for the members and answered questions.

NOMINATIONS FOR 1992 SLATE OF DIRECTORS: Agnes Quinn, Chairman of the nominating committee, reported that the committee nominated the following members for the 1992 slate of directors: Richard Wilson and Benjie Nichols. Both nominees introduced themselves and told the membership why they wanted to serve. President Marc Ransbottom then opened the floor for nominations. Nominations from the floor included Sharon Kornfeld and Juan Belgodere. Both introduced themselves and stated why they would like to serve. Doug Cobb made a motion to close nominations, seconded by Rich Wilson, the membership voted unanimously to close nominations.

PROPOSED BY LAW CHANGE PRESENTATION: Dan Rasy, Treasurer, presented the by law change on the ballot which would allow the board the flexibility of having an annual audit by a CPA, or an annual review by a volunteer audit committee consisting of three association members other than the Treasurer.

PROPOSED SPECIAL ASSESSMENT FOR ENTRANCE IMPROVEMENTS: Doug Cobb, Grounds and Maintenance Chairman, presented a detailed report on the proposed landscape improvement and special assessment to fund the improvements. Discussion included installation, types of plants, guarantees of work performed, what the Master Association's responsibilities were, whether the entrance ways should be planted quarterly with annuals and the need for competitive bids.

President Marc Ransbottom then called for members to vote their ballots and those ballots of proxy's held. The President appointed Robert Blumentritt and Dave Michelson as ballot counters.

COMMITTEE REPORTS:

Architectural Control Committee: Doug Cobb, Chairman, described the architectural review process and how it is governed by the Declaration of Covenants, Conditions and Restrictions. Doug stated that the Board had set up guidelines and rules to allow basketball goals within the community and described process for approval if members want to install one.

Grounds and Maintenance: Doug Cobb, Chairman, stated that most of this report had been given during the discussion of the special assessment for landscape improvements. The Board will make contact with the Jones Company to remove the Model Office sign.

Newsletter: Dan Rasy, Chairman, reported that the newsletter is printed and distributed quarterly. The March newsletter was postponed until after the Annual Meeting could be held in order to give a review of the meeting in the newsletter.

Yard of the Quarter: Agnes Quinn, Chairman, reported that Chris Rasy and Suzette Spruck serve on the committee with her and each quarter the committee chooses three homes as possible winners. The owner of Contemporary Gardens on Lake Mary Boulevard then chooses the winner from the three names submitted to him. The award for Yard of the Quarter is a \$25 gift certificate from Contemporary Gardens.

Neighborhood Watch: The President reported that this committee needed a chairman and volunteers from the membership were asked to sign up. Marc further reported that the Board would appoint a Chairman who then could contact the Sheriff's Office to get the program started in Remington Oaks. The Sheriff's Office recently had been running radar on Remington Oaks Drive and gave out 25 speeding tickets in one and a half hours.

VOTING RESULTS ANNOUNCED: The President announced the following voting results:

Board of Directors: Richard Wilson and Benjie T. Nichols received the most votes from the membership and were elected for a one year term for 1992.

Proposed Amendment to Bylaws: Approved with 73 votes in favor of the amendment and only 2 against. The Association's documents required a minimum of 29 votes in favor and a majority of total votes cast.

Proposed Special Assessment for Entrance Landscape Improvements: Approved with 58 votes in favor of the special assessment and 18 against. The Association's documents required a minimum of 38 votes in favor and a majority of the total votes cast.

APPOINTMENT OF 1993 NOMINATING COMMITTEE: The President asked for volunteers from the membership to serve as the 1993 nominating committee. Sharon Kornfeld, Christina Gilliland and John Reiland volunteered and were appointed by the President.

The President then presented the membership with the petition to change the Remington Oaks DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS to allow a \$75 Transfer Fee on transfer of ownership of all units in REMINGTON OAKS. The membership then proceeded to sign the petitions.

President Marc Ransbottom stated there were about 15 minutes left before the meeting location needed to be vacated. The Board took questions and comments from the membership.

(NOTE: A LIST OF THE QUESTION AND ANSWERS FROM THE MARCH 23, 1992 ANNUAL MEETING ARE AVAILABLE TO THE MEMBERSHIP FROM THE ASSOCIATION'S MANAGEMENT SERVICE. IF YOU WOULD LIKE A COPY OF THE QUESTIONS AND ANSWERS, PLEASE CALL ANNE RUSSELL AT 327-5824 TO RECEIVE THIS INFORMATION)

There being no further business to come before the board, and after appropriate motion, the meeting was adjourned.

Respectfully submitted,

Prepared by management company for:
Douglas J. Cobb, Secretary

Approved At 1999 ANNUAL MEMBERSHIP MEETING

PROPOSED AMENDMENT TO THE BYLAWS FOR REMINGTON OAKS HOMEOWNERS ASSOCIATION:

NOTE: underline section indicates addition to bylaws

"Article IV, Section 3, Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. Any Director may be removed by a majority vote of the Board of Directors should a Board member miss three (3) consecutive or a total of five (5) duly called meetings of the Board of Directors in any twelve-month period. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor."

"Article VII, Section 1(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive meetings or a total of five (5) duly called meetings of the Board of Directors in any twelve month period; and"

YES

NO

DATE: _____

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

REMINGTON OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 13, 1999

The Remington Oaks Homeowners Association Board of Directors meeting was called to order by President Pat Pye. A quorum was established with the following members present: Jean Brown, Carmen Camp, Brian Jackson, Shelia Beal, Willie Reed and Pat Pye. Members in attendance included: Carol Green and Becky Jackson also attended. Anne Russell represented the management company. Shelia reported that Agnes Quinn apologized she is unable to attend tonight's Board meeting.

The Board reviewed the minutes of the August 10, 1999 meeting. There being no additions, corrections or deletions, Carmen Camp made a motion to approve the minutes as distributed. Brian Jackson seconded the motion, which was approved unanimously.

Management presented the August 31, 1999 financial statement and accounts receivable list update through today's date. Management passed around a bar graph showing income vs. expenses month to date and year to date and compared to last year. Upon a motion by Carmen Camp, seconded by Jean Brown, the financial statement was unanimously approved.

MANAGEMENT REPORT - presented by Anne Russell.

COMMITTEE REPORTS:

Architectural Control: It was reported that the following members have agreed to serve on the ACC -- Jeff Bloomingdale and Agnes Quinn. Shelly Goltara and Carol Green agreed to serve on the Fine Committee; a third member is needed and possibly a 4th as alternate. Brian reported that he had conducted a drive through of the community and prepared a list of properties requiring maintenance, 86 of which were roofs that needed to be cleaned. The Board discussed the fact that some manufacturers state that pressure cleaning can invalidate the warranty therefore the association should not require property owners to pressure clean their roofs. Brian stated that chemical treatment is effective and that Al and Doug's may provide a discount on roof cleaning in Remington Oaks. Jean Brown stated the association should not send letters to owners for roof cleaning nor fine owners for not cleaning their roofs. Jean further stated the owner should consult their roof manufacturer or installer for instruction on maintenance of their roofs. Brian volunteered to write an article for the newsletter regarding roofs. Brian reported that the rest of the maintenance items are yards and painting of homes and he will give list to management. Management will conduct a drive through and send the first "friendly letter" to those in need of notification according to plan outlined in the most recent newsletter.

Grounds and Maintenance: Willie Reed reported that the bushhog of the tree line has been completed by the Master Association and the mulching along the east end of the wall has been completed. Management presented an invoice dated 2/17/99 from Semco Electric for additional work on the east entrance light project when the county provided a 36" deep ditch for the electric line. The invoice had been held to make sure that the east entrance light was working properly, which Pat Pye reported it had been. Management also reported that Semco discounted the original bill by \$140 from \$475 to \$335. Motion by Carmen Camp, seconded by Willie Reed to approve the payment to Semco of \$335.00.

Master Association plant replacement: On hold until Master irrigation system is operable, Willie to follow up with David at Sentry Management. Trash removal around pond: Brian Jackson reported that last week trash removal was acceptable and level of services appears to depend upon which crew person is working. The Board agreed to continue to monitor and report to management. Management is to notify Elegant that the Board will be monitoring trash removal.

David Melivier, 468 Harvest Oak requested the association clean the wall behind his house (inside). The Board restated their policy that the exterior of the wall facing Greenway is cleaned annually and cleaning the inside of the wall is the responsibility of the property owner abutting the wall. The association does clean the inside of the wall when the inside and outside of the wall is painted every 5 to 7 years. The reasoning behind this policy is that many owners along the wall have pets, children, plantings, and personal items in their back yards that would interfere with the association's contractor providing this service annually. On the years the wall is painted for preventative maintenance the association and contractor goes through a time consuming process of notifying owners that workers will be on their property, removing pets, personal items, and attempting to protect shrubbery.

Newsletter: Pat Pye thanked Brian and Becky Jackson for hand delivering the newsletters. This month's deadline is 9/24/1999. Brian and Becky will be out of town so Pat will ask the Block Captains to distribute this month's issue. Pat thanked everyone for submitting articles; this issue was the best yet.

Yard of the Month: Carol Green reported this month's winner is 2349 Roanoke, Trivelli. Shelia Beal asked Carol if she could draft the criteria for choosing Yard of the Month to publish in the newsletter.

Neighborhood Watch: Carmen Camp reported she received a notice of quarterly meeting of NHW coordinators for 9/20/1999. Carmen will then schedule a meeting with the Block Captains. Tarha Gilbert has resigned as a Block Captain and Rick Stover has moved out of the neighborhood. Laura Cipolla has her house on the market for sale.

Welcome Committee: Shelia Beal and management worked on a Welcome Card for new owners. A sample was passed around for Board member review and comment. Suggestions included adding a map of the community reduced to 8 ½ by 11 and adding a line that says "your block captains is _____".

Community Relations/Master Report – Jean Brown reported on plans for Fall Festival. Jean asked Willie Reed to check with owners on his cul-de-sac to see if they object to the event being held in their circle and street blocked off for duration of party. Scheduled for October 30, 1999, covered dish. Association to pay for meat, soda, popcorn, cotton candy. Jean will finalize plan and financial request will be made at October Board meeting for approval. If needed prior to October meeting, Jean will conduct a phone vote of Board members. Pat Pye reported on the Crossings Master meeting last month: they are considering adding fountain in lake, improvements at park proposed by Seminole County; Lake Emma will be widened from Greenway to EE Williams and Pat suggested to Master that they ask the county to install plantings along Lake Emma.

OTHER BUSINESS:

Pond Rule – The proposed rule was published in the last two newsletters and discussed at the last two Board meetings. The community was notified that action would be taken on the proposed pond rule at tonight's Board meeting. Motion by Brian Jackson, seconded by Carmen Camp to enact the pond rule as published in the newsletter (a copy of which is attached to the official minutes of this meeting in the corporate book of the association). Motion carried unanimously. Brian Jackson stated signage should be posted around pond. Board determined at least 4 signs should be posted stating "No Trespassing, No Recreational Use, Violators subject to fine or arrest." Brian volunteered to look into ordering signs. Willie Reed and management both recommended a sign company in Lake Mary who's prices have been very reasonable and will provide their name and phone number to Brian. Brian also recommended small signs on the storm drain inlets like the City of Winter Park that say "no dumping – drains to lake". The Board discussed and determined this would be an appropriate project to recommend to the Master Association for all of the Crossings. Brian will get more information from the City of Winter Park.

Parking On Streets – Pat Pye reported no complaints or problems have occurred since school began and recommended this matter be tabled.

Becky Jackson reported on fall garage sale. A flyer was developed by UCF student and Becky would like help to distributing to merchants and residents. The Board discussed funding for printing and advertising costs associated with the garage sale. Motion by Brian Jackson, seconded by Carmen Camp to approve \$50, motion carried unanimously.

Carol Green presented a sample of decorations for bulletin board for approval and she would like to decorate the bulletin board seasonally. Board discussed and agreed unanimously.

Meeting Location – The Board unanimously agreed that since the library was not available on the second Tuesday of October, November and December, the meetings should be held on the 2nd Tuesday of each month a member's homes until January when the library is available again. Willie Reed volunteered to host the October 12, 1999 Board meeting.

Due to Hurricane Floyd the Board unanimously voted to postpone the "What I Expect" session that was to be held at the end of this meeting.

There being no further business to conduct, and upon appropriate motion, the meeting was adjourned.

Respectfully submitted,

Prepared by management for:
Jean Brown, Secretary