

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 15, 2010 AGENDA – MAIN POOL AREA
6:15 P.M.

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- I. Call to Order – Sixth Calling for Annual Meeting
 - 1 A. Consideration of 2010 Annual Meeting Resolution
- II. Call to Order – Regular Meeting
- III. Hearing(s)
 - 2-3 A. #0024-0053-01:
 - 1. Front Door Repair
 - 4-5 2. Ficus Tree Removal
 - 6-7 B. #0024-0278-01 – Dog Barking Disturbance
- IV. Homeowner Forum
- V. Approval of Minutes
 - 8-13 A. October 18, 2010 Regular Meeting
 - 14-15 B. AWOM: October 20, 2010 – Small Claims Case Appeal
 - 16-17 C. AWOM: November 1, 2010 – Management Fee Increase
 - 18-19 D. AWOM: November 1, 2010 – Tree Removal at 212 Almador
- VI. Financial Review
 - 20-60 A. September 2010 Financial Statement
 - 61-62 B. MLG Status Reports
- VII. Unfinished Business
 - 63 A. WeatherTrak Subscription Renewal (Tabled Sept. 2010)
 - 64 1. Correspondence to Dan's Landscape
 - B. 166 Agostino – Ficus Tree – Revisit Proposals
 - 65-66 1. Dan's Landscape – Work Order to Inspect Damage
 - 67 2. Dan's Landscape – Proposal to Install Root Barriers
 - 68 3. Dan's Landscape – Proposal to Remove Tree
 - C. 166 Almador –Roof Tile and Skylight Proposal
 - 69-76 1. Antis Roofing: \$1,440.00/\$1,220.00
 - 77-87 2. McCormack Roofing: \$750.00 - Skylight only
 - D. 43 Alcoba – Roof Tile and Solarium Window
 - 88 1. Antis Roofing - Correspondence
 - 89 2. Allied Roofing Company (Pending)
 - 90 3. DRI Commercial (Pending)
 - 91 4. McCormack Roofing (Pending)
 - E. 72 Agostino – Las Palmas Wall
 - 92-93 1. Vinco Construction: \$695.00
 - 94 2. Koenemann Paint Enterprises (Pending)
 - 95-99 3. Professional Services: \$1,460.00
 - F. 210 Almador – Leaning Stucco Wall
 - 100-105 1. Professional Services: \$5,800.00
 - 106-107 2. ProTec: \$1,750.00
 - 108-109 3. Vinco: \$3,250.00 / West wall added at same time: \$150.00

Westpark Las Palmas Homeowners Association

Regular Meeting Agenda – November 15, 2010

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- 110-111 G. 1 Alcoba – Stucco Wall
 - 1. Koenemann Paint Enterprises: \$644.00
- 112 H. 120 Agostino – Roof Leak
 - 1. DM Construction – Water Test Results
- 113-120 2. Antis Roofing: \$1,440.00
- 121-124 3. DRI Commercial: \$1,256.00
- 125-126 4. McCormack Roofing: \$1,200.00
- 127-130 I. 122 Almador – Gutter Splash Guard
 - 1. Antis Roofing: \$460.00 (Includes Credit for Emergency Repair)
- 131-140 J. 148 Almador – Roof Leak
 - 1. Antis Roofing: \$1,230.00 (Includes Credit for Emergency Repair)
- 141-145 K. 2 Agostino – Skylight Repair
 - 1. Antis Roofing: \$615.00 (Includes Credit for Emergency Repair)
- 146 2. McCormack Roofing: (Pending)
- 147 L. 212 Almador – Sidewalk Repair – Additional Pine Trees
 - 1. Professional Services: (Pending)
- 148 2. Smoothstone Construction: (Pending)
- 149 3. Vinco Construction: (Pending)
- 150-152 4. Dan's Landscape – Additional Pine Trees (Pending)
- 153-154 M. 164 Almador – Pedestrian Garage Door
 - 1. Vinco Construction – Repair: \$895.00
- 155 2. Antis Roofing – Water Test
- 156 3. Dan's Landscape – Sprinkler Inspection
- 157-159 N. 78 Almador – Roof Repair
 - 1. DRI Commercial – Correspondence
- 160-166 O. 154 Almador – Leak Testing
 - 1. Antis Roofing: \$507.00 minimum
- 167-173 P. List of Garage Doors (Tabled July 2010)
- 174-176 Q. Records Retention List (Tabled August 2010)
- R. Discuss Lattice on Gates (Tabled March 2010)
- S. Pool Area Fence/Wall Height Increase (Tabled Sept. 2010)
- T. Purchase of New Tables for the Pool Area (Tabled Sept. 2010)
- U. Trash Can Storage Rules and Regulations (Tabled Sept. 2010)

VIII. New Business

- 177-179 A. Homeowner Correspondence
 - 1. 22 Agostino – Request for Door Repair Reimbursement
- B. 160 Almador – Berzins Information Requests
- C. Next Meeting – January 17, 2011

- 180-293 IX. Correspondence - No Action Required

X. Adjourn