

**THE ENCLAVE AT ISLES AT BAYSHORE HOMEOWNERS ASSOCIATION, INC.
SPECIAL MEETING
MINUTES OF NOVEMBER 21, 2011**

The Board of Directors Meeting of The Breakers at Isles at Bayshore Homeowners Association, Inc. was held on **Monday, November 21, 2011 at 7:00pm** at the Isles at Bayshore Clubhouse located at 21864 SW 93 Path, Cutler Bay, FL 33190.

Board Members Present: Maggi Honda, Linda Prendergast, Steven Castle

Board Member Not Present: Rene Espinosa, Daniel DiNicola, Nelson Ramirez

Present from Management: Jennifer Travieso, Property Manager

Maggi Honda called the Board of Directors Meeting to order at 7:09pm. Quorum of the Board of Directors was established.

Proof of Notice Affidavit was presented to the Board of Directors. Notices were mailed to all homeowners of the Enclave Homeowners Association on November 7, 2011.

Board of Directors motioned to approve the 2012 Estimated Operating Budget at \$50.00 per month as presented.

Motion by: Maggi Honda
Second by: Linda Prendergast
Motion passed: Unanimously

Reading and approval of meeting minutes: Board of Directors motioned to accept the minutes of the October 25, 2011 Board of Directors Meeting as presented.

Motion by: Maggi Honda
Second by: Linda Prendergast
Motion passed: Unanimously

Board notified Management to send violation notice along with county pet restrictions to property address 22511 SW 93rd Passage.

Linda Prendergast asked if the Association can apply a surcharge to the homes in which are vacant and require monitoring for the cutting of the backyards. Management informed Board will get back to them on this question.

Management confirmed with Board next meeting will be held on December 19, 2011.

Management presented letter from property address 22524 SW 94 Court proposing payment plan to the Board. Board stated there were people moving in and if they have all been screened. Management will follow up and advise Board. Until then, payment plan was denied.

Linda Prendergast requested for Management to look into the properties that have sold in the last 6 months, to provide the Board with a count. Management informed Board will get back to them on this question.


Being no further business, motion to adjourn The Enclave at Isles at Bayshore Homeowners Association Board of Directors Meeting at 8:11pm.

Motion by: Linda Prendergast

Second by: Maggi Honda

Motion passed: Unanimously

Respectfully submitted,



Board Signature/Secretary

12.19.11

Date

Daniel DiNicola

Print Name

Secretary

Title