

**THE BREAKERS AT ISLES AT BAYSHORE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES OF NOVEMBER 28, 2011**

The Board of Directors Meeting of The Breakers at Isles at Bayshore Homeowners Association, Inc. was held on **Monday, November 28, 2011 at 7:30pm** at the Isles at Bayshore Clubhouse located at 21864 SW 93 Path, Cutler Bay, FL 33190.

Board Members Present: William Pacetti, Edwin Vincent, Michelle Webber, Karla Callender

Board Member Not Present: N/A

Present from Management: Jennifer Travieso, Property Manager

William Pacetti called the Board of Directors Meeting to order at 7:34pm. Quorum of the Board of Directors was established.

Reading and approval of meeting minutes: Board of Directors motioned to accept the minutes of the October 24, 2011 Board of Directors Meeting as presented.

Motion by: William Pacetti

Second by: Edwin Vincent

Motion passed: Unanimously

Management and Board discussed the moving of the reserve funds. At this time, due to the interest rates, the reserve funds will remain with BB&T.

Management and Board discussed the holiday lighting at the main entrances. Management advised due to no electrical outlet, a lighted garland was not an option. Board requested for Management to double check behind the monuments.

Management and Board discussed the pressure cleaning of the mailboxes and sidewalks due to the whitefly staining. Board agreed the work should be done after the whitefly is under control, wait until the 2nd treatment.

Management informed the Board the unapproved tenants on 95th Place were being addressed by the Association attorney. Management will continue to update the Board on this matter.

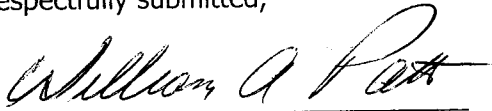
Management and Board discussed the tenants residing at property address 9516 SW 222 Lane. Management informed the Board a screening letter had been mailed out already. Board informed Management to allow some time for Michelle Webber to deliver screening package and follow up within ten (10) days to make sure task is completed.

Management presented the screening application for the unapproved tenants residing at property address 9466 SW 222 Lane. These tenants have been a disturbance to the community due to unsupervised house parties causing police on property. The Board had previously motioned the eviction. The Board requested for Management to prepare a disapproval letter and send to the Association attorney to expedite the filing of the eviction process.

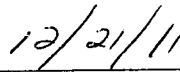
Being no further business, motion to adjourn The Breakers at Isles at Bayshore Homeowners Association Board of Directors Meeting at 9:28pm.

Motion by: William Pacetti
Second by: Edwin Vincent
Motion passed: Unanimously

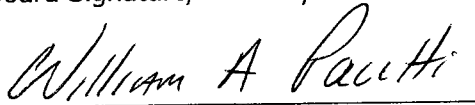
Respectfully submitted,



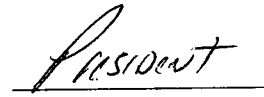
Board Signature/Secretary



Date



Print Name



Title