

**VILLAS OF SOUTH COMMONS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**December 16, 2009 – 7:00 P.M.**

**I. CALL TO ORDER / ROLL CALL**

The meeting was called to order at 7:00 p.m. at the Patty Turner Senior Center.

Present:	Jacob Rosenfeld	President
	Stewart Cook	Vice President
	Jen Vaickus	Treasurer
	Beth Levine	Secretary
Absent:	Rosiland Weinstein	Vice President
	Liz Foley – Senior Community Manager	
	Chris Kmiecik – Community Manger	

**II. MANAGERS REPORT**

The approved budget was mailed to the Homeowners on November 18, 2009. A motion was made to adopt the 2010 Budget with an increase of 7.5%. The motion passed unanimously.

A motion was made to accept the Rocco Fiore landscape contract for the common areas for the 2010 and 2011 seasons. The cost is \$10,526 per season. The motion passed unanimously.

The revised rules and regulations were discussed and approved by the Board to be mailed to the Homeowners prior to the March Board Meeting.

**III. ADJOURNMENT**

With no further business to come before the Board, a motion was made to adjourn the meeting at 8:35 p.m.  
The motion passed unanimously.