

CASA DEL LAGO
BOARD OF DIRECTORS MEETING
February 24, 2007

The Board of Directors meeting of Deer Lake Homeowners Association, Inc. (a.k.a. Casa Del Lago) was held on February 24, 2007 at the Casa Del Lago clubhouse.

Board Members Present: George Boyer
Ed Zeglarski
Rob Cooper
Bob Golden
Jeff Holiman

Call to Order: The meeting was called to order at 2:00 PM by George Boyer who presided.

Proof of Notice: A copy of the Proof of Notice of the meeting was posted in accordance with Florida Statutes.

Determination of Quorum: The Board acknowledged that a quorum was present to conduct business.

Minutes of Prior Meetings: A motion was made by Rob Cooper to waive the reading and approve the minutes of the Board of Directors Meeting of February 8, 2007. The motion was seconded by Ed Zeglarski and passed unanimously. A copy of the minutes of the Board of Directors Meeting of February 8, 2007 was posted in the clubhouse.

Opening Remarks: George Boyer opened the meeting by introducing each member of the Board to the residents in attendance and discussing the primary agenda for this meeting -- interview and selection of a new management company for the Association.

NEW BUSINESS:

Appointment of Chairperson for the ARB for 2007: George Boyer opened the discussion by stating the Board of Directors needed to fill the vacancy for the Chairperson of the Architectural Review Board (ARB) for 2007. Bob Golden made a motion to appoint Elaine Toole as the Chairperson of the ARB for 2007. Ms. Toole accepted the Board of Director's appointment. The motion was seconded by Rob Cooper and passed unanimously.

George Boyer then thanked Viki Meier for her prior volunteer service on the ARB.

New Management Company: George Boyer opened discussion by informing the residents in attendance that the Board of Directors has conducted a comprehensive search and interview process for qualified candidates for the Association's manager. The Board of Directors narrowed its selection to two (2) finalists for the Association's manager --

Schoo Management Company, Inc. and Alliant Property Management. Each of Schoo Management and Alliant provided the Board of Directors with marketing materials and a management contract. The Board of Directors distributed a copy of said materials to the residents in attendance for review during the meeting.

Each of Schoo Management and Alliant made a presentation to the Board of Directors and the residents in attendance at the meeting. Schoo Management was represented by Mr. Bob Gelles and Alliant was represented by Mr. Jack Strohm. Each of Schoo Management and Alliant responded to questions from the Board of Directors and the residents in attendance on matters of management skills, experience, billing costs and practices, start date for services, hypothetical management questions, etc. At the conclusion of the presentations, both Schoo Management and Alliant left the meeting.

George Boyer verbally presented a comparison summary of the services and billing costs and practices for both Schoo Management and Alliant.

A discussion of the qualifications of both Schoo Management and Alliant was held among the members of the Board of Directors. A motion was made by George Boyer to hire Schoo Management effective as March 1, 2007. The motion was seconded by Jeff Holiman and passed unanimously.

An impromptu vote of the residents in attendance at the meeting indicated a majority of the residents supported the Board of Directors' selection of Schoo Management as the Association's new management company.

ADJOURNMENT: At 4:00 P.M. George Boyer made a motion to adjourn the meeting. The motion was seconded by Rob Cooper and passed unanimously.

Next Meeting of the Board of Directors is scheduled for Thursday, March 1, 2007 at 7:00 P.M.