

## NORTHWEST LAKES CONDO ASSOCIATION

The annual meeting of the Northwest Lakes Advisory Board was held on March 8, 2005 at 6:20P.M.

Present: John Maher, President  
Lind Miklosovic, Vice President  
Danny Duke, Treasurer  
Maggie Morris, Secretary  
Tom Ervin, and Don Feeser, JUA

Additional representatives present: Steve Ellis, Accountant  
Luis Carreja, Representing Atty Swallow  
Terry Kennedy, & Carlos Boyer: Blacks Pest Control

Minutes: The minutes were accepted as written by Danny, & seconded by Linda Miklosovic

Ballots: 3 residents from Northwest Lakes were chosen at random to be inspectors of the ballots, they include:

Bob Hilperthausen, Pearl Herner, Richard Alley

Steve Ellis, CPA of Northwest Lakes, distributed the budget for year 2004 (copy attached). Mr Ellis explained the income and expenses. Also, there must be an audit, starting from the inception of Northwest Lakes, prior to the turnover, this is to ensure that the developer has put into the required revenues and expenses. The audit is paid by the Condo Association. Atty Swallow will be in charge of the turnover.

The entrance to the Guard House is leased by the City of Cocoa.

JUA: There must be 2 representatives from each Condo Association, it does not change, even if one Association becomes larger than the other. Also Don Feeser applauded all the volunteers that have given of their time and effort. All areas needing repairs have been completed and maintained.

Sprinklers: Tom Ervin had 2 issues. One was the west side of Scenic Drive which has a problem, and a faulty sensor in phase 2 & 3.

### NEW BUSINESS;

Effective immediately, all the checks that normally get mailed to Miami, will now be put in the box in the library, along with the cable check. The checks will still be made out the same way, the only change will be that they will be put in the box in the library.

VOTES; Of the 138 votes cast, there were 44 votes that had to be rejected. The following is how they

were cast.

Jerry Clark 43 votes  
Linda Miklosovic 17 votes  
Joe Prycodzien 34 votes

The meeting was adjourned at 7:45 P.M.

Submitted by  
Maggie Morris  
Secretary