

EMERGENCY BOARD MEETING
FEBRUARY 6, 2014

CALL TO ORDER: 4:30 P.M.

Present: Jim Hurley, Jeanne Kulick, Donald Norris Michael DellaVolpe
Niambi Emanuel, Property Manager

Motion To: (Donald Norris) Hire Weiser Security 40 hours per week on
an alternating schedule 2nd : Jim Hurley Vote: Unanimous

Motion To: (Jeanne Kulick) Hire Coverall to maintain pool area as well as picking
up debris and putting out garbage cans in the community; 2nd Donald Norris Vote:
Unanimous

Motion to: (Jeanne Kulick) purchase 6 Doggie Waste Stations; 2nd Jim Hurley Vote:
Unanimous

Meeting Adjourned: (Jeanne Kulick) 6:00PM 2nd Donald Norris Vote: Unanimous

BOARD MEETING
JANUARY 14, 2014

Call Meeting to Order 8:04PM

Present: Michael DellaVolpe, Jeanne Kulick, Donald Norris, Jim Hurley

Agenda: 1. Personnel

Motion Jim Hurley: To send 30-day termination notice to Banyan Properties, Inc.

2nd Jeanne Kulick Unanimous

Motion Jeanne Kulick: To hire Emanuel Management Services, LLC at \$875. Per month as per contract.

2nd Jim Hurley Unanimous

Motion Jeanne Kulick: To hire GWM Property Management, Inc.

2nd Donald Unanimous

Motion to Adjourn 8:30PM: Jeanne Kulick 2nd Michael DellaVolpe

Unanimous

Board Meeting

January 14, 2014

Call to order 6:30PM

Meeting properly posted at entrances

Present: Michael DellaVolpe, Jeanne Kulick, Donald Norris, Jim Hurley
Ron Simmons, Prop Mgr.

Signs duly posted

Motion: Jeanne Kulick To hire either Hi-Tek or Weiser at the lowest rate for hours required as per Michael's conversation. 2nd Donald Norris Unanimous

Motion: Jeanne Kulick To accept Tower Hill proposal for common area insurance and liability

2nd : Jim Hurley Unanimous

Motion Jeanne Kulick: To hire maintenance/cleaning Co by email and ratify at February meeting.

Motion to Adjourn Jeanne Kulick, 2nd Michael DellaVolpe Unanimous

Next Meeting: February 11, 2014

**BOARD MEETING
DECEMBER 10, 2014**

Call to Order 6:17PM

Meeting properly posted at entrances.

Present: Michael DellaVolpe, Jim Hurley, Donald Norris, Jeanne Kulick, Curtis Azama and Ron Simmons, Prop. Mgr.

Motion Curtis Cazama: To accept the Board Minutes of November 12, 2013 and November 19, 2013 as written

2nd : Donald Norris Unanimous

Motion Donald Norris: To print and deliver newsletters to all addresses

2nd Curtis Azama

Motion Jeanne Kulick: To hire Coastal Paint to perform services as stated in contract

2nd Jim Hurley Unanimous

Motion Jeanne Kulick: To establish a Fining Committee with the following people:

Joann Bayer, Chair

Brian Brimson

Terri Metzler Gene

Takash

2nd Donald Norris Unanimous

Motion Jeanne Kulick: To establish a Rental and Screening Committee with the following people: Jeanne Kulick

Gene Takash

Daniela Quinn

Joan Gordon

2nd Curtis Azama Unanimous

Motion Jeanne Kulick: To send 30-day notice to Organix and Rust Tech
2nd Jim Hurley Unanimous

Motion Curtis Azama: to the Sign project as stated in Agenda
_{nd}

2. Jim Hurley Unanimous

Motion Jeanne Kulick: To move forward on 614 NW 25th Ave at the approximate budget of \$7500.
To be approved by board by email.

2nd Donald Norris Unanimous

Motion Jeanne Kulick: To Adjourn 2nd Curtis Azama 8:10 PM Unanimous

Canterbury at Quantum Village HOA
Board Minutes
February 13, 2014

Call to Order: 6:13 P.M.

Present: Jeanne Kulick, Michael DellaVolpe, Donald Norris, Jim Hurley

Signs properly posted at Entrances

Motion (Jeanne Kulick) To Approve Board Minutes for December 10, 2013,
January 14, 2014 (6:30 P.M.) and January 14, 2014 (8:04 P.M.) 2nd Donald Norris
Unanimous

Motion (Jeanne Kulick) To approve the Pet Policy as written (attach copy) 2nd Jim Hurley
Unanimous

Motion (Jeanne Kulick) To approve Vehicle Registration Form by email after minor corrections
2nd Michael DellaVolpe Unanimous

Motion (Jeanne Kulick) To adjourn 7:54 P.M.
2nd Jim Hurley Unanimous

Next meeting: March 11, 2014 6:30 P.M.

Canterbury at Quantum Villages Homeowners' Association

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BOARD MEETING

When: March 11th, 2014

Time: 6:30 PM

Location: Canterbury Poolside

MINUTES

I. Call to order 6:45 PM

II. Present: Michael C. Della Volpe, Donald Norris, Jim Hurley, Jeanne Kulick III.

Proof of Notice of Meetings at Entrance

IV. Motion (Jim Hurley) to approved Board Minutes from February 13, 2014

2nd Donald

Norris

Unanimous

V. Motion (Jeanne Kulick) to purchase community board for pool area

2nd Donald

Norris

Unanimous

VI. Motion (Jim Hurley) to add Move ins and move outs time frames to Rules & Regs

2nd Donald

Norris

Unanimous

- VII. Pet Registration set for March 29th from 10 am to 4 pm
- VIII. Vehicle Registration set for April 5th from 10 am to 4 pm
- IX. Motion (Jeanne Kulick) to replace Medico Key with the Fob Key system for both bathrooms at the pool
2nd Jim Hurley
Unanimous
- X. Water Fountains – Call Plumbing Companies for estimates to fix. Manufacture company only sells the units not repair them.
- XI. Second Notices of Violation Letters (Door handles and Trash Bins) to be sent out
- XII. Office Space (Association purchase a unit in the community to turn into the clubhouse or rent an office space with JCS Realty Corporation) No final decisions made.
- XIII. Motion (Michael C. Della Volpe) Motion to Adjourn at 8 PM.

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BOARD MEETING

When: April 8th, 2014
Time: 6:30 PM
Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:35 pm
- II. Present: Michael C. Della Volpe, Donald Norris and Jim Hurley
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Jim Hurley) to approve Board Minutes from March 11, 2014
2nd Donald
Norris
Unanimous
- V. Vehicle Registration Day (Action Plan)
A) Set up 2 stations on the West Side and 1 Station on the East Side. Signs were posted.
- VI. Pet Registration Day (Action Plan for Non Registered Pets)
A) 22 Pets were registered. Guard and Board Members will notify PM of any unregistered pets to send out a violation letter.
- VII. Water Fountains – Working but not getting cold.
- VIII. Signs (Mako Pool/ Signs of Progress/ My Parking Sign)
A) Get Bids for installation of 24 post and signs

- IX. Proxy
- A) Set up meeting with insurance company to get quotes to use as reference for master policy.
- X. Property Manager Hours (20 hours vs 35 hours)
- A) Motion (Donald Norris) to approve 35 hours for property manager.
2nd Michael C. Della Volpe
Unanimous
- XI. Home Businesses
- A) Contact City of Boynton Beach regarding home businesses restrictions and put on Purchase and Rental Application.
- XII. TruGreen – Rust Issues
- A) True Green will apply chemical on pavers, Miami gutters and walls.
- XIII. Bids for Restriping
- A) Will get 3 bids to include stop bars, handicap parking and parking spaces.
- XIV. Motion (Jim Hurley) to purchase Display 2 GO community board for the pool area at \$169.00
2nd Donald Norris
Unanimous
- XV. Motion (Donald Norris) to approve Supa Superior Maintenance & Cleaning to clean and paint the perimeter fence, pool fence and sanctuary fence black.
2nd Michael C. Della Volpe
Unanimous
- XVI. Review of Financial Reports
- XVII. Motion (Donald Norris) to Adjourn at 8:02 PM
2nd Jim Hurley
Unanimous

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BOARD MEETING

When: May 13, 2014

Time: 6:30 PM

Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:37 pm
- II. Present: Michael C. Della Volpe, Donald Norris, Jim Hurley and Jeanne Kulick
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Donald Norris) to approve Board Minutes from April 8, 2014
2nd Jim Hurley
Unanimous
- V. Proxy – Jeanne will give list of owners that submitted their proxy. Will email and send out proxy forms in June Newsletter. If we do not, get a quorum, will set a new date for proxy and new mail out.
- VI. Bids for Re-Stripping – (Stop Bars, Handicap and Parking Spaces) Property Manager is getting bids and will present at next Board meeting.
- VII. TrueGreen | Rust Issues – Board President spoke with Ron at TrueGreen our new account manager and they will come out twice a month to treat.
- VIII. Parking – Announcement of no parking signs will be posted in the June Newsletter. Board agreed to assign guest spaces when the community approves the re-stripping project.

A) Motion (Donald Norris) to assign parking spaces once the re-striping project is approved.

2nd Jim Hurley

Unanimous

IX. Garbage/Trash Pails – Numbering the pails and place reminder in the June Newsletter of pick up days and when bulk items to be placed out.

X. Door Handle Fines Update – 8 Doors corrected as of May 22, 2014. 18 Not Corrected. All door handles need to be changed. No exceptions given.

XI. Coverall Cleaning – Gave Company a 15 Day Notice to Cure on May 7, 2014. This allows us to give coverall a 30 day notice to terminate at any time. Issues to correct: Empty all waste paper receptacles, Empty dog waste stations, Pick up loose debris on the east and west side of the community, Wipe down mailboxes, Wipe down pool deck furniture and tables, Sweeping hard surface floors and Clean and sanitize drinking fountains.

XII. Motion (Donald Norris) to revise the rental application: Increase credit score to 600 and rental amount cannot exceed more than 35% of your gross income.

2nd Jim Hurley

Unanimous

A) Master insurance Quotes – Get Estimate from Landmark Insurance and Donald will provide a quote from another Insurance Company

XIII. Pool / Bathroom Access Times – Fob Keys are put on a timer from 8AM to 8 PM.

XIV. Residents request and ideas

A) BBQ by Pool – Board and residents discussed and decided to not get estimates.

B) Speed Bumps – Board and residents discussed to get estimates for speed bumps for the community

C) More Hours Reference Security – Board and residents discussed in having more hours for the security guard. Board President will contact Hi-Tek to get estimates of cost and hours.

XV. Review of Financial Reports

Glenn – Suggested moving new collection accounts to Ed Dickers Office instead of Shendall Office.

Ed Dickers Office will send their company information over for Board review.

XVI. Motion (Donald Norris) to stop sending Attorney Shendalls office collection accounts and to send accounts to Ed Dickers Office.

2nd Michael C. Della Volpe

Unanimous

XVII. Motion (Donald Norris) to Adjourn at 8:12 PM

2nd Jim Hurley

Unanimous

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BOARD MEETING

When: June 17, 2014
Time: 6:30 PM
Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:59 pm
- II. Present: Michael C. Della Volpe, Donald Norris, Jim Hurley and Jeanne Kulick
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Jeanne Kulick) to approve Board Minutes from May 13, 2014
2nd Jim
Hurley
Unanimous
- V. Motion (Jim Hurley) to do new proxy mailing for capital contribution and election time.
Proxy Meeting is set for August 12, 2014.
2nd Michael C. Della Volpe
Unanimous
Motion (Michael C. Della Volpe) to hire BK Seal Coating to vote by email
2nd Donald Norris
Unanimous
Motion (Jeanne Kulick) to hire part time guard 16 hours a week for summer vacation.

2nd Jim

Hurley

Unanimous

Motion (Jeanne Kulick) to hire Ambassador Pest Control at \$350 bi monthly for pet control service.

2nd Jim

Hurley

Unanimous

I. Motion (Jim Hurley) to hire Rust Treatment Company to vote by email

II. 2nd Donald Norris

III. Unanimous

IV. Motion (Jeanne Kulick) to Adjourn at 8:12 PM

2nd Jim Hurley

Unanimous

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BOARD MEETING

When: July 17, 2014
Time: 6:00 PM
Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:07 pm
- II. Present: Michael C. Della Volpe, Donald Norris and Jeanne Kulick
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Donald Norris) to approve Board Minutes from June 17, 2014
2nd Jeanne Kulick
Unanimous
- V. Motion (Jeanne Kulick) to approve BK Sealcoating for re stripping and installation of speed bumps and humps. No more than \$5,000.
2nd Donald Norris
Unanimous
- VI. Motion (Jeanne Kulick) to hire Ed Dicker's Office and pull all accounts as feasible from attorney Shendall office. Also, remove Schendall from property appraisers.
2nd Donald
Norris
Unanimous
- VII. Motion (Jeanne Kulick) to Adjourn at 6:47 PM

2nd Donald Norris

Unanimous

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BOARD MEETING

When: August 12, 2014

Time: 6:00 PM

Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:15 pm
- II. Present: Michael C. Della Volpe(via phone), Donald Norris, Jeanne Kulick and Jim Hurley
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Donald Norris) to approve Board Minutes from July 17, 2014
2nd Jeanne Kulick
Unanimous
- V. Old Business – Michael and Donald will provide map for BK sealcoating for the speed bumps.
- VI. New Business- None
- VII. Motion (Jeanne Kulick) to Adjourn at 6:38 PM
2nd Donald Norris
Unanimous

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BOARD MEETING

When: September 5, 2014

Time: 6:00 PM

Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:10 pm
- II. Present: Michael C. Della Volpe, Donald Norris, Jeanne Kulick and Jim Hurley
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Jeanne Kulick) to approve Board Minutes from August 12, 2014 2nd Donald Norris
Unanimous
- V. Old Business – Michael and Donald will provide map for BK sealcoating for the speed bumps.
- VI. Motion (Jeanne Kulick) to ask Ed Dicker regarding payment to Quantum Park and see if legally able to stop.
2nd Donald
Norris
Unanimous
- VII. Motion (Jeanne Kulick) to ask Ed Dicker about quiet claim regarding 614 NW 25th Ave, 2515 NW 7th Street because there no bank interest in 5 years.
2nd Jim
Hurley
Unanimous
- VIII. Motion (Michael C. Della Volpe) to give TrueGreen 30 Day Notice for nonperformance.
2nd Donald Norris

Unanimous

IX. Motion (Jeanne Kulick) to hire new landscaping company. Board members will meet with landscaping companies to review proposal and ask questions and will vote via email. Final approval will be rectified at October 14, 2014 Board Meeting.

X. Motion (Jeanne Kulick) to give Coverall Cleaning 30 Day Notice.

2nd Donald Norris

Unanimous

XI. Motion (Jeanne Kulick) to hire Wilmar Canon to do cleaning /trash pick. 2nd Donald Norris

Unanimous

XII. Parking in Alley between NW 24th Ave and NW 25th Ave

A) Even Days NW 24th Ave and Odd Days NW 25th Ave. After January 1st no cars to be parked behind garage units.

XIII. Motion (Jeanne Kulick) to give CTL Access Management their 14 Day Notice.

2nd Michael C. Della Volpe

Unanimous

XIV. Motion (Michael C. Della Volpe) to hire Access Masters to contract services for gate maintenance 2nd (Jeanne Kulick)

Unanimous

XV. Motion (Jeanne Kulick) to repair garage roof at 2407 NW 7th Street and to hire Teitelbaums Roofing 2nd Donald Norris

Unanimous

XVI. Review of Financial Reports

XVII. No Attorney Reports to review due to transition

XVIII. Motion (Jeanne Kulick) to Adjourn at 6:50 PM

2nd Donald Norris

Unanimous

Closed Meeting @ 7:07 PM

Motion (Jeanne Kulick) to have Emanuel Management Service contract reviewed by Glenn and approved by attorney prior to acceptance. Will do by email and ratify at next meeting. 2nd Jim Hurley Unanimous

Motion to adjourn at 7:36 pm.

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BOARD MEETING

When: October 14, 2014

Time: 6:00 PM

Location: Canterbury Poolside

MINUTES

- I. Call to Order and Establish Quorum @ 6:06 pm
- II. Present: Michael C. Della Volpe, Donald Norris, Jeanne Kulick and Jim Hurley
- III. Proof of Notice of Meeting at Entrance
- IV. Motion (Michael C. Della Volpe) to approve Board Minutes from August 12, 2014 2nd Donald Norris Unanimous
- V. Old Business – Motion (Jeanne Kulick) to contract Reliable LawnCare, LLC for landscaping services.
2nd Donald Norris
Unanimous
Parking in Alley between NW 24th and 25th Ave – Proceed with plans Speed Bumps – Board wanted more estimates to review.
- VI. Motion (Jeanne Kulick) to contract All County Paving for restriping of the roads.
2nd Jim Hurley
Unanimous
- VII. Motion (Michael C. Della Volpe) to approve Ambassador Pet Control L& O Complete Service.
2nd Donald Norris
Unanimous
- VIII. Review of Financial & Attorney Reports
- IX. Motion (Jeanne Kulick) to Adjourn at 7:36 PM 2nd Donald Norris Unanimous

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BOARD MEETING

When: November 11, 2014

Time: 6:30 PM

Location: Canterbury Poolside

MINUTES

I. Call to Order and Establish Quorum at 6:16 pm. Present: Michael C. Della Volpe, Donald Norris, Jim Hurley, Jeanne Kulick, Glenn Mangan and Niambi Emanuel II. Proof of Notice of Meeting at entrance

III. Motion (Jim Hurley) to approve minutes from October 14, 2014

2nd Michael C. Della Volpe

Unanimous

IV. Old Business

i. Speed Bump

1. Sunshine Services Unlimited -\$350 each to furnish, painted yellow \$50 each and

Install sign "Speed Bump Ahead" \$185 each. Required minimum of 6.

2. The Paving Lady – Speed Bumps 24 x 24 x 2 ½ = \$350, 36 x 24 x 2 ½ = \$450, 60 x 24 x 3 = \$850. Paint speed bumps \$375. Minimum amount \$1,500.

3. Line Technology -\$6,650 to install 19 speed bumps (Approx. 20 ft. long)

4. All County Paving -\$7,997 to install 19 speed bumps

Motion (Jim Hurley) to approve Line Technology if Glenn Mangan cannot get All County Paving to match line technology price.

2nd Donald Norris

Unanimous

ii. Property Management Agreement- Still in negotiations.

V. New Business

A) Motion (Michael C. Della Volpe) to approve Hoover Contract.

2nd Donald

Norris

Unanimous

B) Motion (Jim Hurley) to approve Make Pools renewal contract for pool services.

2nd Michael C. Della Volpe

Unanimous

VI. Review of Financial & Attorney Reports

VII. Motion (Jim Hurley) to Adjourn at 6:50 pm

2nd Michael C. Della Volpe

Unanimous