

PARK MEDITERRANIA HOA ^{8/9/12}

MINUTES- SPECIAL BOARD MEETING

1. A Special Meeting to Select a Management Company was held on Thursday, 8/9/12 at 7pm in Garage # 13 of the HOA.
The Following Board members were present: President, Lawrence F. Schoelch. Secretary, Vanessa Willis. Treasurer, Dalilah Rosales, Treasurer. Chet Bruce, although he has posted multiple false and misleading Notices in the HOA, did NOT choose to attend.
2. Presentations were made by the following Management Companies:
(1) Lorden Management Company; (2) Weldon L. Brown & Company
(3) Lighthouse Management Company
3. After due deliberation, most of the participants agreed that Lordon Management Company should be chosen to replace WSR starting September 1, 2012. Lordon has agreed to match the price of the current management company, WSR, at \$1385 starting 9/1/2012, so that the management fee will not increase while homeowners get experience with the new management company. All Board members at the meeting voted to retain Lordon, while retaining current vendors.
4. Any statement by Chet Bruce (or other former Board members) that the Board has voted an increase in HOA dues is false. The Board has never discussed this topic and has never even been presented with a budget in the 4 months since taking office. It was Chet Bruce, and the former Board, who increased the dues from \$125 to \$140 last year.
5. The former Board, with the cooperation of WSR, kept it a secret from the homeowners from June of 2010 until the end of March of 2012 that it bought these 2 townhouses with reserve funds. For such dishonesty, both the former Board and WSR should be repudiated, including Chester Bruce. At the Board meeting of May, 2010, there was NO quorum---so that legally there was no Board authorization for these purchases. Later minutes of the May 2010 were doctored to make it appear otherwise. Copies were given at last night's meeting.
6. The former Board and WSR also cited an attorney opinion letter as justifying their actions. They did NOT reveal that the attorney had pleaded guilty to a felony and had previously been disbarred for 8 yrs.
7. In 2007, the owner of WSR, Jeffrey Plocher was charged by the Dept of Real Estate and pleaded guilty, and his license was revoked starting in June of 2009. Timely notice was never given by Jeff or WSR.

8. Unlike Lordon, WSR's owner is not a CPM and has no license from either CAI or CACM certifying them as qualified to manage an HOA.
Any homeowner can request the letter terminating WSR and the Plocher guilty plea via email at Parkmedhoa@gmail.com