

Liquid Sugar Sentinel

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Liquid Sugar HOA Newsletter

Annual Meeting – Candidates Needed

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Enclosure: August minutes & CPA Review



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Management Team:

Caroline McCormick, CCAM, CMCA
Publication Editor
Gail Ballard, Escrow Department
Besy Dela Cruz, Accounting Dept.
Chrissy Underwood, Customer Service

News & Views

From the Board of Directors

The Board took the following actions at their meeting held in August and October 2006:

- ❑ The Annual Meeting of the Members is scheduled to be held in December 2006. A candidacy form was mailed to you with the adopted election rules. To date we have no volunteers to stand for election. If no one volunteers, the last remaining Board member or the manager may apply to the court requesting that a "Receiver" be appointed to act in the board's stead until such time as the members can convene an annual meeting and elect three members to serve on the Board. The "Receiver" is usually a retired judge or attorney and is salaried. They have authority to assess the members without limitation to pay their salary. We hope it doesn't come to this and that you will consider serving on the board.
- ❑ Levy & Erlanger reviewed financial statements for the fiscal year-end July 31, 2006, which are enclosed for your review. Please file them with your HOA documents. If you decide to sell your home, you will be required to disclose this information.
- ❑ The Board authorized new signage and paint to note that the area by 1247 is not a parking area. This should be installed shortly.
- ❑ As you know, Avelar and Associates performed two days of destructive testing. We hope to have a full report prior to annual meeting in December.
- ❑ The Board approved CDM Maintenance performing a light check during the first week of the month for each quarter. November is the next scheduled check. In the mean time, Pulte is working on corrections for the ballast issues that are still under warranty.
- ❑ The Board meeting schedule is as follows:

**The Annual meeting will be in December
7:00 P.M. at the Gallery of Urban Art
(Until we have candidates, we can't schedule the meeting)**

First on the agenda is homeowners concerns followed by regular Board business.