

MINUTES
of the
BOARD OF DIRECTORS MEETING
of the
TERRA VISTA PROPERTY OWNERS ASSOCIATION, INC.

April 27, 2010

The Board of Directors for the above association met on Tuesday, April 27, 2010 at 10:00 a.m., at the offices of Citrus Hills Administration, 2476 N. Essex Avenue, Hernando, Florida 34442.

Mr. Abel acted as Chairperson and called the meeting to order at 10:25 a.m. and stated there was a quorum of directors in order to conduct business. Present for the meeting were: Eric D. Abel, Deb Driskill, Bob Merkle and Winstone Maynard. Also present were four residents.

Copies of the last Board of Directors meeting minutes had been distributed for approval by the Board. Mr. Abel asked for a motion to approve them as stated, and the motion was made, seconded, and unanimously carried.

Old Business: None.

New Business:

Brief discussion regarding the integrated Terra Vista well pump and irrigation system, and how it relates to the various regional associations, both functionally and financially. The master association maintains and controls four of the five well pumps, and prorates the metered electric and water usage, as well as any necessary repairs, with 56% paid by the master association and the remaining 44% divided among the other associations, based upon the actual number of lots being irrigated.

Question from one of the residents, who resides in Woodview Villas, regarding recent discussions between Woodview POA and the master association. Mr. Abel advised that Woodview Villas, which was turned over to the residents in January of 2006, is currently in negotiations with the master association for payment of their water usage, which has been calculated at 9%. The master association has offered to forego the billing up to 2009, provided Woodview Villas POA pays for 2009 and thereafter. Inquiry as to whether all regional associations are being billed. Mr. Abel advised that billing to all associations began in 2008, and reserves for future repairs are expected to begin in 2010.

Mr. Merkle suggested each regional association establish a more realistic and detailed document, as he feels that the majority of residents need a greater understanding of how their association is run, well in advance of the association being turned over. Mr. Abel stated that budgets are now being prepared with as much detail as possible, and in every instance, at least a year prior to turnover, resident members are added to the board and committees established to ensure a smooth turnover.

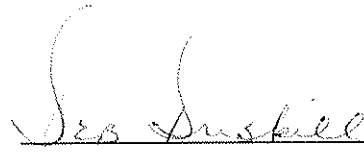
Mr. Maynard inquired if there had been a resolution to the reported odor problem in the drainage system in Foxfire, as mentioned at the annual meeting on February 9. Mr. Abel will check on this and call Mr. Maynard.

Mr. Maynard also asked if anything could be done about speeding. Efforts have been made in the past to help control this problem, including hiring off-duty police officers, but no long-term solution has been found. There were several suggestions from residents, including "waving down" drivers as they go by, and getting tag numbers and writing letters; it was believed that pressure from neighbors is the most helpful way to alleviate this problem.

Inquiry on status of establishing and maintaining a Terra Vista Property Owners Association website; Mr. Abel will check with the developer's Marketing Director on this.

Mr. Merkle stated that lawn maintenance has not been up to par lately; Mr. Abel will have Bob Schlick contact him directly on this.

There being no further business to come before the Board, the meeting adjourned at 11:50 a.m.

A handwritten signature in cursive script, appearing to read "Deb Driskill", written over a horizontal line.

Deb Driskill, Secretary