

MIRABELLA @ LA VINA HOMEOWNERS ASSOCIATION, INC.
TRANSITION & ELECTION MEETING
THURSDAY, MARCH 31, 2005
MINUTES

Sue Carpenter called the meeting to order at 6:30. Sue introduced herself as president and CEO of Community Management Professionals, Rex Bowman Manager of Mirabella, Linda Johnson of Community management that would be working closely with Mirabella, and Eric Wills representing M/I Homes.

A quorum of homeowners was present (30% of 89 = 26.7 required) 33 owners were represented in person or by valid written proxy.

The floor was opened for nominations. Shaun Gennett, and Deborah Brennan were nominated. Lydia made a motion to close the floor to nominations and Louis gave the second. Floor closed to nominations. The candidates are: Robert Rice, Shaun Gennett, and Deborah Brennan.

Candidates were asked to explain to the group why they wanted to be on the Board and what they could do for the community. All three candidates made a presentation and answered questions. It was noted all three candidates were automatically elected, as there was no oppositions.

During questioning it was learned one candidate did not reside in the community.

Louis made a motion to open the floor again for other nominations and Lang seconded, Motion passed.

Lisa Bianca and Suzie Diaz were nominated. Both candidates were given an opportunity to speak and answer questions.

Motion made by Louis to close nominations and second given by Rebecca. Motion carried.

Motion was made by Deborah and a second by Julie to increase the number of board members from 3 to 5. Motion carried.

After some discussion a motion was made by Lydia and second by Louis to reduce the number of board members back to 3. Motion carried.

Two volunteers were selected from the audience to count the votes. The three candidates with the most votes were Shaun Gennett, Lisa Bianca, and Suzie Diaz.

Homeowners had several concerns. One asked if the turnover meant the developer would no longer correct problems in the community? Sue Carpenter explained the developer

would correct problems for up to 3 years and his reputation is at stake and he will want to make it right.

Homeowner asked if Community Management worked for the developer or for the homeowners? Sue explained it is management's job to represent the association and take direction from the Board of Directors.

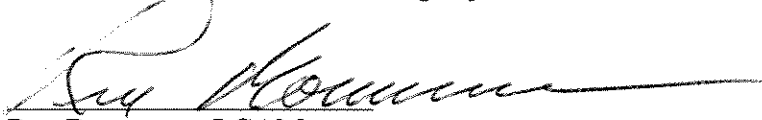
CDD (Community Development District) was explained to the homeowners and homeowners asked several questions. Sue explained management was still trying to get the information to answer all their questions and explained the CDD meetings were open to the public and once the date and time was known by management it would be passed on to them.

Homeowner complained walls were leaking on homes. Sue explained that issue must be dealt with through the builder, not the homeowner association.

After complaints about roads, silt in drains, tot lot not complete, Sue explained a punch list needed to be developed and the developer would address the issues.

Sue announced a meeting of the newly elected directors would follow this meeting.

With no further business meeting adjourned at 7:48

A handwritten signature in black ink, appearing to read "Rex Bowman", with a long horizontal flourish extending to the right.

Rex Bowman – LCAM
Community Association Manager