



The committee's goal is to implement this in sections so that they can get some feedback from the Board and residents. The Board suggested that the committee take before and after pictures so that they can easily judge which system looks better.

The Board thanked the committee members for their hard work and dedication to improving the appearance of the community.

### **MANAGEMENT REPORT**

Management reported that it received a request from an owner to modify their garage door by adding a commercial "cat flap" or pet door to the lower panel of the door. Following discussion, Drew Corley made a motion to approve the request on condition that the flap will be placed on the side corner and not in the middle. There was no second to the motion; therefore, the motion did not pass.

### **OTHER BUSINESS**

**Late Fee Increase:** Nafisa Braimah advised the Board that, with the increase in the 2012 budget, it becomes necessary to increase the late fee from \$15 to \$20.

Following a lengthy discussion, Drew Corley made a motion to approve the increase in the late fee to \$20. The motion, seconded by James Tuck, carried on a vote of three in favor with Donald Mayes opposed.

**Flat Roof Schedule:** Nafisa Braimah advised the Board that DRI Commercial has submitted a schedule to conduct the flat roof replacement project beginning October 24, 2011, through February 20, 2012. Following a brief discussion on the duration of the project, the Board unanimously agreed to accept the schedule as submitted. EBMC will make the necessary arrangements to bring the project to a successful end.

### **NEXT MEETING**

The next Board meeting will be held at 6:30 P.M. on Tuesday, November 15, 2011, in the Clubhouse at 1200 River Glen Row, San Diego, California.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 7:25 P.M.

Nafisa Braimah  
Recording Secretary