

SEMI ANNUAL
MINUTES
APRIL 22, 2004

THE SEMI ANNUAL MEETING OF THE MEMBERSHIP OF GABLES ESTATES CLUB, INC., TOOK PLACE AT FAIRCHILD TROPICAL GARDEN, 10901 OLD CUTLER ROAD, MIAMI, FLORIDA AT 7:30 P.M. THURSDAY, APRIL 22, 2004.

WELCOME & INTRODUCTION

PRESIDENT, JOSE ORTEGA, CALLED THE MEETING TO ORDER AND WELCOMED THOSE PRESENT. MR. JACK ROSS, VICE PRESIDENT; MR. GEORGE JARP, TREASURER, MR. RENE GUERRA, SECRETARY, MRS. TRISH BELL, CHAIR OF THE ADMISSION COMMITTEE AND MR. ARTHUR FINKLE, CO CHAIR OF THE ADMISSION COMMITTEE AND PAST PRESIDENT.

PROXY REPORT

MR. JARP, CHAIR OF THE PROXY COMMITTEE GAVE THE FOLLOWING REPORT:

THERE ARE 192 VOTING INTERESTS IN GABLES ESTATES, EVERYONE OWNING A LOT IN GABLES ESTATES IS ENTITLED TO VOTE, IN ACCORDANCE WITH FLORIDA STATUE 617.305 (a). FLORIDA STATUTES 617.305(1) PROVIDES THAT 30% OF THE VOTING INTEREST SHALL CONSTITUTE A QUORUM. $30\% \times 192 = 57.60$ VOTING INTERESTS SHALL CONSTITUTE A QUORUM. THE NUMBER OF INTERESTS VOTING BY PROXY IS 59. THE NUMBER OF INTERESTS VOTING IN PERSON IS 10. THE TOTAL NUMBER VOTING IS 69. THEREFORE, WE HAVE A LEGAL QUORUM. SIGNED: DR. VILLA, CHAIR.

MINUTES - OCTOBER 23, 2003

MR. ORTEGA ASKED FOR A MOTION TO BE MADE THAT THE READING OF THE MINUTES OF THE ANNUAL MEETING OF OCTOBER 23, 2003 BE WAIVED AND BE ADOPTED AS CIRCULATED TO THE MEMBERSHIP. A MOTION WAS SO MOVED AND SECONDED. ALL WERE IN FAVOR AND THE MOTION CARRIED.

LAWSUIT: BLEVINS VS GABLES ESTATES CLUB INC.:

MR. FINKLE GAVE THOSE MEMBERS PRESENT A BRIEF OVERVIEW OF THE LAWSUIT

WHICH WAS FILED BY MR. BLEVINS AGAINST GABLES ESTATES AS WELL AS INDIVIDUAL BOARD MEMBERS.

MR. FINKLE STATED THE BOARD HAD REJECTED MR. BLEVINS' APPLICATION FOR MEMBERSHIP INTO THE CLUB. HE STATED THE CLUB WAS VICTORIOUS IN THIS LAWSUIT. THE JUDGE UPHELD THE CLUB'S RIGHT TO REQUIRE APPLICATIONS FOR MEMBERSHIP BE SUBMITTED AS WELL AS THE CLUB'S RIGHT TO DENY MEMBERSHIP, COLLECT FEES AND DUES. MR. FINKLE EXPLAINED A PRECEDENT HAD BEEN ESTABLISHED AND WILL SERVE IF ANOTHER DECIDES TO TEST THE CLUB'S COVENANTS AND BY-LAWS. MR. FINKLE STATED THE BOARD IS CURRENTLY WORKING TO COLLECT LEGAL FEES FROM MR. BLEVINS SINCE THE APPLICATION STATES: "I/WE AGREE TO PAY ALL REASONABLE ATTORNEY'S FEES AND EXPENSES (AT BOTH TRIAL AND ALL APPELLATE LEVELS) WHICH THE GABLES ESTATES CLUB, INC. MAY SUSTAIN OR INCUR OR AS A RESULT OF MY/OUR BREACH OF ANY PROVISIONS OF THIS APPLICATION." HE ADDED THIS WILL SERVE AS AN ADDITIONAL DETERRENT AGAINST LAWSUITS IN THE FUTURE.

MR. JARP THANKED MR. FINKLE ON BEHALF OF THE BOARD FOR DEFENDING THE CLUB FROM MEMBERS NOT SUITABLE FOR MEMBERSHIP. HE THANKED MR. FINKLE FOR HIS TIME AND COMMITMENT WHICH WAS VERY SIGNIFICANT. MR. FINKLE RECEIVED AN APPLAUSE FROM THE MEMBERSHIP.

THE PRESIDENT ADDED THAT HE WAS NOT ON THE BOARD WHEN THIS MATTER WAS BEING CONSIDERED, HOWEVER, HE EXPRESSED HIS RESPECT AND ADMIRATION FOR THE BOARD FOR TAKING THE STEPS THEY DID KNOWING FULL WELL THAT THEY WERE GOING TO BE SUED.

ADMISSION COMMITTEE

MRS. TRISH BELL, THE CHAIR OF THE ADMISSIONS COMMITTEE READ AND WELCOMED THE FOLLOWING NEW MEMBERS APPROVED SINCE THE CLUB'S LAST ANNUAL MEETING:

- Mr. and Mrs. Michael Fernandez - One Arvida Parkway and E-17 Arvida Parkway
- Mr. and Mrs. Manuel Marin - 630 Leucadendra Drive
- Mr. and Mrs. Nathan Leight - 33 Arvida Parkway
- Ms. Cheryl Hamersmith - 580 Leucadendra Drive

DELINQUENT MEMBERSHIP

THE PRESIDENT ANNOUNCED THE DELINQUENT MEMBERSHIPS AS OF THIS JANUARY 1ST. HE STATED LIENS HAVE BEEN FILED:

- MR. JACK TAPLIN, LOT 14-B-1, 501 CASUARINA CONCOURSE

- MR. AND MRS. DIAZ MESA, LOT 23A, 90 CASUARINA CONCOURSE

FINANCIAL REPORT

MR. JARP, TREASURER, REPORTED THE CLUB'S APPLICATION FEE REVENUES ARE DOWN BY \$8,000. VERSUS LAST YEAR'S AT THIS TIME HE ADDED THE CLUB'S EXPENSES ARE UP AS COMPARED TO LAST YEAR'S BY APPROXIMATELY \$150,000. DUE TO CAPITAL IMPROVEMENTS AND SECURITY COSTS. A POSITIVE BALANCE REMAINS IN THE BUDGET FOR THIS FISCAL YEAR'S CAPITAL IMPROVEMENTS.

BEAUTIFICATION COMMITTEE

THE PRESIDENT STATED, SISSY RUFFE, CHAIR OF THE BEAUTIFICATION COMMITTEE WAS UNABLE TO ATTEND TONIGHT'S MEETING. HE STATED HE HAD ATTENDED A MEETING SEVERAL WEEKS AGO WITH MRS. RUFFE, DICK SCHUSTER, THE CLUB'S ARCHITECT, AND DAVID BROWN, THE CITY MANAGER OF THE CITY OF CORAL GABLES TO DISCUSS RELOCATING THE CASUARINA GATEHOUSE CLOSER TO OLD CUTLER. MR. BROWN STATED THE PROCESS WOULD TAKE NO LESS THAN ONE YEAR PRIOR TO PERMITTING. MR. ORTEGA STATED THE NEIGHBOR ON THE NORTH ENTRANCE OF CASUARINA HAD REGISTERED HIS STRONG OBJECTION TO RELOCATING THE CASUARINA GATEHOUSE IN WRITING TO SEVERAL CITY OFFICIALS. MR. BROWN HAD INDICATED THIS WOULD COMPLICATE AND DELAY THE PROCESS FURTHER. THE PRESIDENT EXPLAINED THAT DUE TO THE HIGH TECH, SOPHISTICATED SECURITY SYSTEM NOW IN OPERATION IT IS IMPERATIVE THAT THE PRESENT GATEHOUSES BE INCREASED IN SIZE BY APPROXIMATELY 50 SQ. FEET PER GATEHOUSE. HE ADDED A LOW DUST AND HUMIDITY ENVIRONMENT MUST BE CREATED FOR THE PROTECTION AND LIFE OF THIS SENSITIVE EQUIPMENT AS SOON AS POSSIBLE. MR. ORTEGA STATED HE WOULD LIKE TO RECOMMEND TO THE MEMBERSHIP EXPANDING THE EXISTING GATEHOUSES RATHER THAN TEARING THEM DOWN AND STARTING FROM SCRATCH. HE EXPLAINED THIS WOULD CAUSE MINIMUM DISRUPTION TO OUR SECURITY AND THE PROCESS SHOULD BE RATHER QUICK. HE ALSO STATED THIS WOULD LEAVE FUNDS FOR NEW LANDSCAPING AND LIGHTING FOR NEXT YEAR. MR. FINKLE REMINDED MR. ORTEGA THAT THE BOARD HAD VOTED SEVERAL TIMES TO MOVE FORWARD WITH NEW GATEHOUSES AT A COST NOT TO EXCEED \$600,000. OVER A PERIOD OF TWO FISCAL YEARS, USING SOME OF THE RESERVE FUNDS IF NECESSARY. MR. ORTEGA STATED HE IS AGAINST USING THE RESERVE FUNDS IN CASE ANOTHER LEGAL MATTER WERE TO ARISE. DISCUSSION TOOK PLACE.

DR. REIS SUGGESTED AND AGREED WITH THE PRESIDENT THAT IT WAS IMPORTANT TO GET THE MEMBERSHIP INVOLVED WITH THE CAPITAL EXPENDITURE BY

SENDING OUT A SINGLE ITEM BALLOT FOR THE FULL MEMBERSHIP TO GIVE DIRECTION TO THE BOARD.

SECURITY COMMITTEE

OFFICER HEARNS, CITY OF CORAL GABLES OFF DUTY COORDINATOR, ADDRESSED THE MEMBERSHIP. HE STATED THE OFF DUTY PROGRAM WAS RUNNING SMOOTH IN GABLES ESTATES, HOWEVER, A SLIGHT INCREASE IN CRIME WAS BEING SEEN THROUGHOUT THE CITY OF CORAL GABLES. HE REMINDED MEMBERS THAT ALL MAJOR ROADWAYS GO THROUGH THE CITY OF CORAL GABLES AND FOR MEMBERS NOT TO LET THEIR GUARD DOWN BY LEAVING GATES OPENED AND CARS UNLOCKED. HE REMINDED MEMBERS TO USE THEIR SECURITY LIGHTS, DOCK LIGHTS AND TO SECURE CONSTRUCTION SITES AND REPORT ANY UNUSUAL ACTIVITY IMMEDIATELY. MR. GUERRA, CHAIR OF THE SECURITY COMMITTEE, STATED UNDER OFFICER HEARNS LEADERSHIP, OFFICERS ARRIVE ON TIME AND COMPLETE THEIR DETAIL. HE STATED WITH 92 YEARS OF COLLECTIVE EXPERIENCE ON THE JOB AND APPROXIMATELY 15 YEARS OF SERVICE PER OFFICERS, MANY HAVING SERVED AS S.W.A.T. OFFICERS, SURVIVAL OFFICERS, FIREARM SPECIALISTS AND RADAR OFFICERS THE OFF DUTY PROGRAM HAS SHOWN TREMENDOUS IMPROVEMENT. OFFICER HEARNS RECEIVED A WARM APPLAUSE FROM THE MEMBERSHIP.

KATHLEEN STATED THE WACKENHUT SITE SUPERVISOR, CAPTAIN URRA, WAS ILL AND UNABLE TO ATTEND TONIGHT'S MEETING. SHE GAVE THE FOLLOWING REPORT ON HIS BEHALF:

PHASE I OF THE SECURITY CAPITAL IMPROVEMENTS HAD BEEN INSTALLED WITH DIGITAL CAMERAS AND RECORDERS AT BOTH GATEHOUSES AND A WATERWAY CAMERA AND INFRARED BEAM AND FLOOD LIGHT AT THE MAIN WATERWAY ENTRANCE CANAL. PHASE II OF THE SECURITY CAPITAL IMPROVEMENTS ARE BEING PLANNED TO INCLUDE THE ARVIDA CANAL AND SOUTH WATERWAY ENTRANCES INTO GABLES ESTATES.

THE MARINE VESSEL REGISTRATION FORMS HAVE BEEN SENT OUT TO EACH HOMEOWNER. IF YOU HAVE NOT COMPLETED YOUR FORM PLEASE LET SECURITY KNOW AND THEY WILL PROVIDE YOU WITH ONE IMMEDIATELY.

WHEN IN NEED OF GUARD SERVICE, (NON-EMERGENCY) THE GUARD HOUSE TELEPHONE NUMBERS ARE: **305-667-3604** FOR ARVIDA AND **305-667-3284** FOR

CASUARINA.

- WHEN YOU ARE AWAY, INFORM THE GUARDS, AND THEY WILL INSPECT YOUR HOME BY CHECKING YOUR PROPERTY SEVERAL TIMES WITHIN A 24 HOUR PERIOD FOR UNLOCKED DOORS AND WINDOWS.
- WHEN ARRIVING HOME LATE IN THE EVENING, TELL THE GUARD AT THE GATE HOUSE THAT YOU WILL CALL HIM IN 10 MINUTES, IF HE DOES NOT HEAR FROM YOU WITHIN THAT TIME, THE PATROL CAR WILL GO TO YOUR HOME TO MAKE SURE YOU ARE SAFE.
- IF YOU ARE CONCERNED THAT SOMEONE IS FOLLOWING YOU HOME, INFORM THE GUARD AT THE GATE HOUSE AND HE WILL HAVE THE PATROL VEHICLE FOLLOW YOU HOME.
- THE PASS WORD TO USE WHEN YOU ARE IN GREAT DANGER AND CAN NOT EXPRESS SO, IS "I ASSURE YOU"THIS WILL TELL THE GUARDS TO CALL 911 AND ASSIST YOU.

SPEEDING CONTINUES TO BE A PROBLEM WITHIN GABLES ESTATES. PLEASE ADVISE FAMILY MEMBERS AND STAFF THAT THE CORAL GABLES POLICE ARE ISSUING TICKETS TO VIOLATORS.

OLD BUSINESS/NEW BUSINESS:

THE PRESIDENT ASKED IF THERE WAS ANY OLD OR NEW BUSINESS FROM THE MEMBERSHIP. HEARING NONE, HE ASKED FOR A MOTION TO ADJOURN THE MEETING, A MOTION WAS SO MOVED AND SECONDED.

ADJOURNMENT

THE PRESIDENT THANKED EVERYONE FOR ATTENDING TONIGHT'S MEETING AND THE MEETING WAS ADJOURNED AT 9:45 P.M.

MR. JOSE ORTEGA, PRESIDENT

MR. RENE GUERRA, SECRETARY