

Harmony HOA Board Special Meeting Minutes

Date: 02th May 2011

Started at 9:05 PM and Adjourned at 11:20 PM

Attendees: Mohan Voora, Chris Brooks, Daihong Zhang, Joel Greene, and Sonya Evans

Joel explained the events between April 14th and today (2nd May 2011) with Brent the representative of the Pool management Company (CPM). Brent has agreed to fix the issues board has presented to him in April and then indicated that they have completed the work. Board members and PPM who reviewed the work were very dissatisfied and informed the same to Brent. Brent repeatedly assured the Board and PPM that he would get the issues resolved to our satisfaction but hasn't done the same. Board has sent the 48hrs notice of cancellation of contract to CPM after due consideration.

Brent agreed with Monica that he would like the board to cancel the contract on 5/2 morning. By evening of 5/2 Brent sent an email to PPM stating he is willing to cancel the contract based on a mutual agreement. Board discussed different options to cancel the contract with Pool company and the cost of any litigation, payments for open invoices and any payments for work completed (even though Board is not satisfied with the work completed).

Board discussed options for having the new pool company to start the pool management on the day that we have currently advertised which is 5/5/2011.

Brent has agreed to cancel the contract and we are discussing about different payment options to resolve this amicably.

Board approved unanimously to cancel the contract with CPM effective immediately.

Finally board decided to offer Brent a price of 10% of the total contract to cancel the contract based on terms. For this Brent should refund all the money's paid so far for 2011 contract and get paid only the 10% approved based on terms. Also refunds not received as part of 2010 pool season for times the pool was closed will not be received by HOA. This is made part of the above 10% payment to CPM. Joel will send this email with cancellation terms to Brent and have him approve or reject our terms by end of day and also send the contract cancellation by EOD 5/3/2011.

Board also reviewed the proposed contract sent by Pool pro's and was impressed overall. PPM has recommended this company to our board based on their experience with them in other properties. Board has approved the contract unanimously and authorized Joel to sign the contract for 2011 and 2012 on 5/3. Board members expressed concern with 3 lifeguards being on break at the same time and a different part of the contract stating all 3 lifeguards will be on guard station while at work (except the break period).

Meeting Adjourned at 11:20 PM