

**GENTRY PARK HOMEOWNERS ASSOCIATION  
EMERGENCY BOARD OF DIRECTORS MEETING  
THURSDAY, JANUARY 31, 2007– 7:00 PM  
@ GENTRY PARK MAILBOXES**

President Ron Seals called the meeting to order at 7:07 pm. The following Board members were in attendance: Ron Seals, Al Kiczula, Curtis Bourque, and Rob Edwards. Patty Kenny joined later.

There were also about 14 homeowners in attendance.

The purpose of this meeting was to discuss how to proceed with the joinder litigation and the \$1500 retainer for P&D.

Originally, Inland Homes had neglected to get the homeowners to join the GPHOA so they advised us that they would pursue legal avenues to get the homeowners to sign the joinders. They \_\_\_ the services of a law firm, Phelps and Dunbar out of Tampa, to pursue the litigation. Late last year, Inland Homes advised us that they had spent \$10,000.00 and were no longer going to try to get people to join and that it was now our responsibility. We then discussed the situation with the GPHOA attorney, Taylor & Carls, and got an opinion from them. We need to decide whether to use Phelps & Dunbar in Tampa or use Taylor & Carls.

If we use P&D

- we will have to give them a \$1500 retainer because we are considered a new client even though, in their letter, they considered us a co-client with Inland Homes.
- they say that there is no much more work to do regarding the filings
- they have the familiarity of the cases because they initiated them

If we use T&C

- we may end up spending more money in the long run because they will have to start fresh and may duplicate work already done by P&D.
- they are local so may be easier to deal with

A question was asked by a homeowner regarding the number of people that hadn't signed. Rob explained the information management had given us was that there were 38. However, after he ran thru the list the association had put together, he could only come up with 28.

Another homeowner asked about the status of the stucco and painting. Al explained that Inland Homes was backing out of their commitment, that they were shutting down the corporation that was responsible for Gentry Park. Ron suggested that, because this was an emergency meeting to discuss the joinders, the homeowners were welcome to attend the BOD meetings where we could discuss the other issues.

Patty arrived as a homeowner was discussing the possibility of liening those who had not joined. We also pointed out that was one of the options that the attorney was looking into; but also pointed out that there were only 3 or 4 homeowners that had not joined and were not paying. Most of the others who hadn't joined were still pretty current with their payments.

More discussion followed and Ron read the letter we received from P&D. One of the points it made was that we were clients of P&D and Inland Homes was to pay for the services. Inland Homes was to share the information but did so very sparingly. A question was raised whether P&D would share the information with us, even though Inland paid for it. P&D also invited us to contact them with any concerns we might have so Curtis made a motion to make a phone call and get some questions answered before we give them the retainer. More discussion followed and

- Jeff Bracey asked if we were liable for any money owed by Inland Homes to P&D.
- He also wanted to know if we could get information. like a spreadsheet, on what has happened to this point.
- We also want to get an estimate of what we might have to spend?
- What are our chances of winning?
- Would P&D be willing to forward their documents to T&C?
- A couple homeowners stated that they had received letters releasing them from the lawsuit and suggested we do a search on the county website to find out how many others may have been released.

Ron suggested that we amend the motion to have Al, because he was more familiar with Inland Homes, meet with Janice from Greystone at T&C's office and have a conference call with P&D ASAP to get a true status for the

litigation. We would reschedule a meeting to discuss and decide what course of action to take after we have the information from the conference call. Ron made the motion and it passed unanimously.

Ron ended the meeting @ 7:37 pm

Respectfully Submitted,

Rob E  
GPHOA Treasurer