

December 4, 2007 Board of Directors HOA

Meeting called to order 4:33 p.m.

Joey Tufaro, Ken Diamond, Bruce Curson, Shelly Doucet, Mickey O'Connor, Jeff Neupert, Bruce Curson, Barbara Zoerner, Ludy Pittman

Financials discussed to verify readiness for HOA general membership meeting on December 10, 2007.

Meeting Adjourned
Ludy L. Pittman

Ludy L. Pittman
CEM HOA Clerk

UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.

The undersigned, constituting all of the members of the Board of Directors of CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC., a nonprofit corporation, hereby unanimously consents to the adoption, effective immediately, of and hereby adopts the following resolutions, without a meeting of said Board of Directors:

I.

RESOLVED, that the Board of Directors hereby approves and agrees to purchase either by Cash Sale or Quitclaim Deed from Clipper Island, L.L.C. two parcels located in Clipper Estates Subdivision for the sum of \$18,600.00 cash. The parcels are described as follows:

PARCEL 1:

All that certain parcel of land situated in SECTIONS 32, 33 and 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana, more fully described as follows:

From the Southwest corner of Section 44, Township 9 South, Range 14 East, go North 23 degrees 14 minutes 32 seconds East-1465.44 feet; thence South 16 degrees 54 minutes 06 seconds East 1014.08 feet to the POINT OF BEGINNING:

From the Point of Beginning go South 73 degrees 05 minutes 54 seconds East-240.00 feet; thence South 50 degrees 28 minutes 42 seconds West-65.00 feet; thence South 73 degrees 05 minutes 54 seconds West-180.00 feet; thence South 16 degrees 54 minutes 06 seconds East-50 feet; thence North 73 degrees 05 minutes 54 seconds West-180.00 feet; thence North 50 degrees 28 minutes 42 seconds East-65.00 feet; thence North 73 degrees 05 minutes 54 seconds East-240.00 feet; thence North 16 degrees 54 minutes 06 seconds West-50.00 feet back to the POINT OF BEGINNING.

Said property is adjacent to Lots 50 and 60, Clipper Estates Subdivision, Phase 1-B, as shown on the official plan of subdivision of Clipper Estates Phase 1-B filed in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana, in Map File No. 1322 on April 21, 1995; and is adjacent to Lots 51 and 58, Clipper Estates Subdivision, Phase 1-C, as shown on the official plan of subdivision of Clipper Estates Subdivision, Phase 1-C, filed in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana in Map File No. 1446 on July 2, 1996.

PARCEL 2:

All that certain parcel of land situated in SECTION 32, TOWNSHIP 9 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana, more fully described as follows:

From the Southwest corner of Section 44 go North 2435.08 feet; thence East-2186.84 feet; thence North 62 degrees 25 minutes 31 seconds West-356.38 feet; thence South 27 degrees 34 minutes 29 seconds West-243.79 feet; thence South 57 degrees 05 minutes 54 seconds West-295.71 feet; thence North 32 degrees 54 minutes 06 seconds West-124.00 feet; thence North 62 degrees 25 minutes 31 seconds West-147.66 feet; thence North 55 degrees 37

minutes 31 seconds West-938.25 feet; thence South 34 degrees 00 minutes 03 seconds West-2114.44 feet; thence South 12 degrees 23 minutes 30 seconds West-321.85 feet to the POINT OF BEGINNING:

Thence go South 12 degrees 23 minutes 30 seconds West-153.80 feet to a point;
Thence go along the arc of a curve to the left whose radius is 190.00 feet an arc distance of 398.98 feet to a point;
thence South 16 degrees 54 minutes 06 seconds East-600.80 feet to a point;
thence go South 73 degrees 05 minutes 54 seconds West-90.00 feet to a point;
thence go North 16 degrees 54 minutes 06 seconds West-555.04 feet to a point;
thence go along the arc of a curve to the right whose radius is 290.85 feet an arc distance of 523.62 feet to a point on the centerline of a 100' wide L.P.&L. Right-of-way;
thence go along said centerline North 57 degrees 06 minutes 10 seconds East-161.66 feet to the POINT OF BEGINNING. Containing in all 2.4605 acres of land.

All in accordance with the survey by J. V. Burkes & Associates, Inc., dated May 13, 1997, Drawing No. 970412-E, a copy of which is attached to the act of sale registered in CIN 1047448.

II.

The Board of Directors also approves the payment of any and all amounts to redeem Parcel 2 which property was sold at tax sale for past due property taxes and agrees that this amount will be paid directly by the Association to the Parish of St. Tammany separate and apart from the purchase price to Seller. The Board of Directors agrees to pay this amount in addition to the Purchase Price of \$18,600.00.

II.

BE IT FURTHER RESOLVED, that the Board of Directors also authorizes its President, Joseph S. Tufaro, to enter into and execute on behalf of the Association the Cash Sale, Quitclaim Deed or any and all other documents necessary to effect this transaction, including but not limited to and Indemnity Agreement or assignment agreements.

THIS DONE AND EXECUTED AS OF THE 10th DAY OF JANUARY, 2007.

Joseph S. Tufaro
Joseph S. Tufaro
Bar
Ken
Marilyn

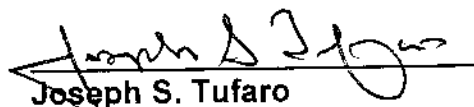
Judy R
Virginia
Shelly
Ludie L Pittman


**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.**

The Board of Directors of Clipper Estates Master Homeowners' Association, Inc., a nonprofit corporation, at their meeting of January 10, 2007, unanimously adopted the following resolution:

RESOLVED, that the Board of Directors for Clipper Estates Master Homeowners' Association, Inc., hereby adopts the resolution, in accordance with Article 4, Construction Standards and Requirements. Supplementary Declaration of Covenants, Conditions and Restrictions for Clipper Estates Subdivision, all phases, that all property owners in the Clipper Estates Subdivision who have a construction project that requires a dumpster for debris and/or portable toilet are bound to use the waste disposal and/or portable toilet contractors under contract with the Homeowners' Association. It will be the property owner's responsibility to notify all contractors and subcontractors of this restriction. The property owner will be sent one letter giving prior notice and 14 days to resolve the non-compliance. If the property owner fails to comply, a fine of \$5.00 per day will be levied against said property owner until the violation is remedied.

THUS DONE AND EXECUTED as of the 10th day of JANUARY,
2007.


Joseph S. Tufaro
President


Ludy L. Pittman
Secretary

Clipper Estates Master Homeowners' Association, Inc.
Board of Directors Meeting March 14, 2007 4:00 p.m.

In attendance:

Joseph S. Tufaro
Ludy L. Pittman
Mickey O'Connor

Shelly Ditta Doucet
Bruce Curson

Faye Sackman
Pat Joffrion

Ken Diamond

Barbara Zoerner

The meeting was called to order at 4:14 pm

Ludy Motions the fine for non-cutting of grass over 12 inches will be \$150.00, with one letter of notice. The lot will then be cut every time the grass is over 12 inches without notice and the fine will be \$150.00. All other fines will be void.

Second Shelly Doucet

Motion carries unanimously.

Board went into executive session to discuss bulkhead failure and pending litigation.

Meeting adjourned 5:23 p.m.

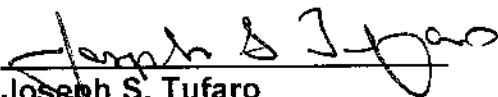
**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.**

The Board of Directors of Clipper Estates Master Homeowners' Association, Inc., a nonprofit corporation, at their meeting of March 14, 2007, unanimously adopted the following resolution:

RESOLVED, that the Board of Directors for Clipper Estates Master Homeowners' Association, Inc., hereby amends its assessment, in accordance with Article 4, Construction Standards and Requirements, Section 4.17 Lot Maintenance, Supplementary Declaration of Covenants, Conditions and Restrictions for Clipper Estates Subdivision, all phases, with the approval of an increase of the fine for non-cutting of grass over twelve (12) inches from \$80.00 to \$150.00. The homeowner will be sent one certified mail, return receipt requested letter of notice giving the homeowner prior notice and 14 days to resolve the non-compliance. The lot will then be cut every time the grass is over twelve (12) inches without further written notice, and the fine to the homeowner will be \$150.00.

FURTHER RESOLVED, that this resolution supercedes, and hereby amends the written consent of the Board of Directors filed with the St. Tammany Parish Clerk's Office, at instrument #1120217, filed October 23, 1998.

THUS DONE AND EXECUTED as of the 14th day of MARCH,
2007.


Joseph S. Tufaro
President


Ludy L. Pittman
Secretary

Meeting called to order at 4:26 p.m. June 13, 2007
CEMHOA

Meeting called to order at 4:26 p.m. June 13, 2007

Present Pat Jofriron; Bruce Curson; Ken Diamond; Judy Otero, Shelly Doucet; Joseph Tufaro; Faye Sackman; Barbara Zorner

1. Harkins—Bulkhead repair update.

BOD Went into Executive session at 4:27 p.m.

2. Fema/Private Trailers/Pods (CC&Rs vs Parish Extensions) Prescription Issues.

We may have to file suit against the remaining trailers and pods regardless of parish extensions. When we file suit we apply against the lots and usually regain funds. We are anticipating DiBennadetto Vela demolished by parish. Buras on Royal Plams, Cappel received another extension.

To enforce violations, two years from date of the noticeable violations. The date would be August 28, 2005 when the storm occurred. If you no not enforce you forfeit rights to enforce. It may take another six to eight months. We have to file suit to protect the rights. It's the house for blighted, the trailers and the pods the suit needs to file.

One in probate and blighted. Hurricane Charlie over two years people in trailers and could not force to move out.

Another Board meeting July

3. Bulkhead Lawsuit Issue. (How to handle getting results).

Nichols purchase Baudier. He has to get plans in and giving until July 15th to move forward with bulkhead. If no progress then we move forward with suit. Pearce is in Texas and Baudier is in Georgia. Sent the documents for long arm service. Ms. Kahn has two lots and has the lawyer she needs to get plans in and starts or she signs a consent judgment and the new owners must install.

Complains they have no money to install.

Pontier does have judgment and lien. She sent plans in that were not engineered. Kahn wants us to install the bulkhead and lien property.

We filed five suits because they are coming on the two year.

Gros on phase 7 is coming up and this is one of the filed suits.

What about the bulkhead failure of 207 208 209 210. Joey is fixing 207 and 208. Joey buying 209. Becker filed suit. Joey was the contractor for 207 and 208 and as the contractor has some liability. 209 is being purchased as good price.

Becker prescribed and has no suit. Joey did not install the bulkhead or contract the bulkhead and Joey is not repairing.

4. Pool issues—Homeowners filing to comply

Mandatory to provide engineering plans with the pool applications. Stamped plans. Lot 199 pool cracked and began causing bulkhead failure.

Amend the design guidelines to clarify the CC&RS.

Shelly: Motion—Stamped engineered plans are required for construction. This does include houses, detached accessory structures, pools, boat houses, bulkheads and retaining walls, etc.

Second Pat.

Motion carries unanimously.

Get with the parish council regarding the newly discovered bulkhead failures from installation of pools. Parish needs to make an ordinance regarding stamped engineer plans on waterfront properties to help prevent bulkhead failures.

5. Phase I & II Street/curb repairs.

Met with Bindewald and the contractor spray painted the curbing that will be repaired. 2,000 linear feet of curbing. Some things are just pulled away, and cost is \$10.00 per foot. In the middle of the street he cannot fill those areas because the street has to be blocked for 24 hours. Tar is a possibility and has a vendor to recommend. Begin at front then come back. Doing in sections and taking 4 to 6 months. Letters to homeowners must precede work warning no sprinklers and no driving over.

Cuttysark Cove is phase 3 and that will be addressed within the next two years. Some homeowners will have to elevate their property when the HOA does the street repairs. The lot owners property sank when the street sank, and when the street is elevated there will be a void or gap or different elevation to the lot from the street.

6. Increase/Addition of non-compliance fees

a. dumpster/toilets (\$5.00 p.d. after 14 days)

Table until next meeting.

b. Landscape fee. (Nothing specific in resolutions)

There are not violations for non-compliance on landscape.

Table until next meeting.

July 13, 2006 Meeting of Board of Directors was called to order at 4:00 p.m.

Present Joseph S. Tufaro, Ken Diamond, Bruce Curson, Mickey O'Conner, Shelly D. Doucet, Faye Sackman, Ludy Pittman, Proxy Troy Duhon to Joseph S. Tufaro, Proxy Leslie Tufaro to Joseph S. Tufaro

Nominations for Lake Division Board Member and Declarant nominating Multi Family Board Member.

Ludy Pittman: nominates Mickey O'Conner to replace Freddie Kreihns to lake division.

Second Ken Diamond

No objections motion carries unanimously

Declarant nominates Bruce Curson as multi family board member. Ludy Pittman:

Nominates Bruce Curson to be added as the multi-family board member.

Ken Diamond seconds

Motion carries unanimously.

1. Road Reserve: CFO Jeff Neupert handles HOA accounting monthly, and he will begin attending necessary meetings to answer questions. Figures for Road Reserve receipts have been established and are being transferred into the proper account. See attached breakdown for update on figures.
 - a. Cuttysark cul-da-sac needs to be re-sized to enable passage by larger vehicles using road.
 - b. 14 feet is maximum height of new MSL imposed by Corps. ARC is strongly recommending 15 feet as minimum to build all new construction.

2. **Water bottom property attached to park Palms Phase 1 behind office trailer. Offer to purchase canal bottom was passed prior to Hurricane. Documents from the parish have not yet completed and would like to lease the property until transfer complete. See attached for further description of property.**
 - a. **Joey makes a motion: to allow the owners of Lots 198A and 199A to lease the canal bottom behind lots 198A and 199A of the Palms Phase 1, (HOA Park) prior to act of sale. Lease value is \$1.00 per year for five years with a three five year option to renew, and certificates of insurance with CEMHOA named as additional insured and limits match CEMHOA general liability policy limits.**
Second: Faye Sackman
No opposed motion carries.

 - b. Mickey O'Conner requested that we evaluate the green space across from the trailer at the entrance of Royal Palms for cost to bulkhead and backfill the HOA Park site adjacent to lot 91, Phase 2B.

- c. Ken Diamond requested that we evaluate all other green spaces that have water in order to clean/dressing up the area with bulkhead and/or rip-wrap for short term and long term plan.

Table until next board meeting.

- 3. **Hurricane Assessment \$600.00 fee assessed is approximately 75% paid by all residents. Twelve liens over \$1,000.00 have been filed and 65 to 75 will be filed within next few weeks. Fee is attached to cover legal and administrative costs.**

- a. Entry system repair was right at \$25,000.00 cameras were only about \$4,000.00
- b. Vela entrance estimated at \$20,000.00 will be a lot less because a few of the old columns are not going to be replaced.
- c. Curbing \$55,000.00 will approximately \$10.00 to \$12.00 per foot. This should be the last item that is repaired. The maintenance committee will recommend which curbs are to be repaired for the Board to approve before work begins.
- d. Storm cleanup and street repairs. \$30,000.00 and \$25,000.00: The procedure is in place to document any new hire, usually an outside sub, and document his time.
- e. Street signs were originally estimated \$22,500.00, the new price is just under \$30,000.00 and will begin working within the next 4-6 weeks.
- f. Gazebo's original estimate \$10,000.00 and actual cost will be under \$7,500.00
- g. Bridge/bulkhead. Seeking support to sue to fix bulkhead. John Harkins did not comply with retaining wall required by ARC to meet minimum CC &R's.

Motion by Mickey O'Conner to send certified document from Board giving John Harkins 10 days to resolve bulkhead problem at bridge or suit to follow.

Shelly Doucet Second

No opposition motion carries unanimously

- 4. **Ludy Pittman Motion to increase lien processing fees from \$225.00 to \$300.00**

Second by Shelly Doucet

Motion carries unanimously

- 5. **Declarant makes Motion to pay invoice to Sterling McKeithen upon completion of all the landscaping he is donating to the HOA park sites in the Palms for \$600.00 for material and labor. He will still be responsible for paying his Hurricane Assessment.**

Ludy Seconds

Motion carries

- 6. The Clipper canal cleanout is still going on. The removal company is returning with sonar to remove large object still under the water.

Meeting adjourned at 6:30 p.m.

Ludy Pittman, assistant secretary

Ludy L Pittman
CEMHOA Clerk

Meeting called to order at 4:26 p.m. June 13, 2007
CEMHOA

c. Verbiage for towing of illegally parked vehicles.

Cars in streets, boats, trailers, and other items. Who tows?

A letter mailed, certified and standard mail, and posted on vehicle stating:
You have three days to remove your vehicle or it be will have it towed at
your expenses. Then every occurrence thereafter without notice.

This is not a public parking lot.

Faye:

Two written notices stating that this vehicle cannot be parked in this
location. If the offense continues then a notice mailed certified and
standard mail, and posted on vehicle stating that you have three days to
stop parking in all common areas, including streets or green spaces, or this
vehicle will be towed. Towing will be at owners expense. and an HOA
special assessment in the amount of \$50.00 will be charged to your lot.

Pat: seconds

No opposition motion carries.

CEMHOA

July 17, 2007

Meeting called to order at 4:11

Present Joseph Tufaro, Pat Jofriron, Ken Diamond, Mickey O'Connor, Bruce Curson, Faye Sackman, Judith Otero, Shelly Doucet, Barbara Zoerner, Ludy Pittman

Information pertaining to Lot 051 Harkins is omitted due to ongoing litigations. Once law suit has been settled all information pertaining to law suit will be posted to web site.

Fema Trailers and Pods: List provided. Another hand written list given to Judy. There is a two year limit. We have to enforce. De Beniditto house is condemned. He got the insurance and he got the property. He is crying to the parish that his wife got the proceeds. Schnault, Buras. August 28th deadline. Houses are 13 or 14 in varying degrees. Five with no evidence of progress. August 28th is two year deadline. Just file the suit and deal with it after. One year after filing. No actually three years before abandonment. We filed suit on five properties for bulkhead.

All suits need to be filed for all trailers and pods. Let the HOA listen to one on one bases for reason to maintain fema trailers and pods. Can you file collectively? Yes, but not recommended to muddy waters. If you allow it to prescribe you can never enforce. Some with fight, but most will come in and comply.

Shelly makes motion to file suit to enforce the CC&Rs file suit on all parties involved for pods and trailers and blighted properties.

Second by Faye:

Motion carries unanimous'y.

On the bulkhead suits filed in May Pierce, Nichols, Kahn two contracts, and Groce filed an extension, and Baudier has a lawyer and got an extension on Baudier. Three out of five brought HOA contracts.

Pontier did give plans, and tie backs were not long enough. The engineer is supposed to state how far back the tie backs

Shrimp boat? Is everyone familiar with shrimp boat on Cuttysark, Phase 3C. Attorney's letter is an attempt to dodge our request to remove.

Trawl is greater in width than 16 feet requires commercial fishing license from wildlife and fisheries. No commercial vessel driving license unless carrying paying passengers. Private vessels can catch 600 pounds of shrimp. The crab traps observed numbered twenty or thirty in possession. Wildlife and Fisheries requires commercial crabbing permits for anyone using more than three. Someone observed people removing large ice chests from back yard, apparently selling catch. Residents saw a pickup truck removing four 30 gallon ice chests within the last month. Very offensive odors, leakage oil based fluids were seen.

Judy is to send letter to the shrimp boat owner on Cuttysark stating all facts regarding reasons considered commercial vessels and must remove within 30 days.

Meeting adjourns 5:18

Ludy L. Pittman

Ludy L. Pittman
CEMHOA Secretary/Clerk

CLIPPER ESTATES MASTER
HOMEOWNERS' ASSOCIATION, INC.
1299 CUTTER COVE
SLIDELL, LA 70458

Phone: (985) 643-9868 • Fax: (985) 643-2892

E-mail: Clipperestates@bellsouth.net

July 30, 2007

Judith Otero
Attorney at Law
P.O. Box 2650
Mandeville, LA 70470-2650

Re: CEMHOA Resolution – grass non-compliance

Dear Judy:

Enclosed is the original signed resolution regarding amendment to grass cutting charges. If all is in order, please file this resolution with the St. Tammany Parish Clerk's office, at your earliest convenience, and return a copy to me with the proper recordation information stamped thereon.

Thank you for your assistance herein.

Sincerely,
FILE COPY

Barbara D. Zoerner
HOA Administrative Assistant

CEMHIOA

November 15, 2007

Meeting called to order 4:39 p.m.

Joey Tufaro, Shelly Doucet, Barbara Zoerner, Bruce Curson, Mickey O'Connor, Ken Diamond, and conferenced in was Pat Joffrion. Jeff Neupert CFO Accountant

1) Preliminary 2007 budget report for annual meeting.

Discussion regarding financials for preparation to upcoming general membership meeting: This will not include any discussion regarding law suit in general board meeting. Executive Session will be called.

Joey introduced Jeff Neupert as CFO Clipper. Jeff attended last general membership meeting and he will give some info on self. Jeff has been doing real estate accounting for sometime. He has been on the Eden Isles management team since 1980. Now a home builder 200 plus a year, licensed certified accountant, etc. Jeff received his MBA ten years ago.

Projected budget and balance sheet with profit and loss will be given out. The documents need to be critiqued, and a year end financials of 2006 with a breakdown of the hurricane assessment and a current financial as of November 2007.

Light house will be installed in the traffic circle to deter running through the circle and cutting traffic. It will not be allowed to light because it is not a nautical building.

The amount paid for acquisition of canal at bridge and other land we need to reclassify from Hurricane assessment to property asset. Also reclassify deposit to Lamulle Construction for bulkhead failure repair at bridge as an asset instead of an expense.

Mention that the garbage collection fees to the homeowners' will reduce by \$1.00 per month or \$3.00 per quarter.

Bruce motions: anything storm cleanup from August 2005 to August 2007 goes to Hurricane Assessment and anything from September 1, 2007 forward is to general HOA expenses.

Mickey. Seconds Motions

Motion passes unanimously.

Update the p & l and expenses charged to clean up and clear up the financials.

HOA projected budget.

Items questioned were payroll and Land Maintenance.

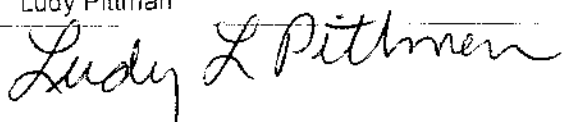
Road Maintenance: Tar cracks to minimize the continued deterioration. Tar pot holes and cracks.

Board went into executive session to discuss Lot 051 Harkins and bulkhead failure.

Another Board Meeting in three weeks. General Membership Meeting is December 10th, 2007.

Meeting adjourned.

Ludy Pittman



The Twelfth Annual Meeting of the General Membership was held Monday, December 10, 2007 at the Harbor Center on Oak Harbor Boulevard, Slidell, LA 70458

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The purpose of the meeting was: "for the purpose of electing directors and for the transaction of such other business as may be properly brought before the meeting".

Members in attendance were:

Marc and Barbara Zoerner, Jim and Darlene Langendonk, Bob and Sharon Jacobs, Sandy Deffner, Henry Peeler, David Nunez and Sherry Susan, Judy and Mark Konos, Camella and Margie Dimitri, Michael Gennaro, Tom Gennaro, Tim Wiesmann, Ann and Steve Heier, Curtis Arcement, Normand David, John and Dawn Harkins, Mark Deckert, Lorraine Paul, Connie Gaudin, Jane and Mike Perkins, Craig Englert, Walter Groce, Cliff Zeairs, Vincent Mamelli, Martin Smith, Ross Schillesci.

Twenty-five Lot Owners were represented with thirty-four people signing register.

Board of Directors Members present were:

Joseph S. Tufaro; Shelly Ditta Doucet; Faye Sackman; and Ludy Pittman

Others Present Were:

Jeffery Neupert, Certified Public Accountant
Bob Juge St. Tammany Parish Sheriff's Office
Richard Artique Parish Councilmember this district

Other Business as follows:

1. Call to order by Joseph S. Tufaro
Welcome new council member Richie Artique.
2. Joseph S. Tufaro: Introductory Statement
President, Joey Tufaro conducted the meeting and called the meeting to order then gave an introductory statement .
3. Current status of present and future phases and developments.
38 lots on market and two new phases 7B and 8 opened. Still have 120 lots to place on market. no plans immediately to place on market. Approved for 800 or 900 residents in original PUD and has capacity to get 500 more lots in subdivision. Offer to pass around the accounts receivable with late fees for audience to review.
4. 2007 Board Resolutions Barbara Zoerner explained the new resolutions:
 - a. Adopt/increase assessment fines: grass cutting to \$150.00
Joey added that the fine is high because CEMHOA does not want to be in the grass cutting business. We charge double what we are paying.
 - b. Exclusive use of roll offs and portable toilets from the contracted company used for residential garbage collection.
 - c. Current Board Members:
 - i. Lake Division: Mickey O'Connor, term expires 12/31/08
 - ii. Multi Family: Bruce Curson, term expires 12/31/08.
 - iii. Deep Water: Pat Joffrion, term expires 12/31/08.There are three members that are elected by the general membership and six members appointed. All the decisions made are with the three elected board members present and everyone is aware of everything that is going on.

Ludy L. Pittman

Assistant Secretary

Clipper Estates Master Homeowners' Association, Inc.

5. 2007 Financial Statement Jeff Neupert CFO Clipper discussed:

Jeff was contracted by the BOD of HOA regarding tax matters for the association. His responsibility is to prepare financial statements and tax returns, consulting services to the BOD, and technical support for Barbara and Ludy day to day as needed as well as attending BOD and annual membership meetings. The documents are broken down into two sections: a balance sheet then a revenue explanation. After that is a recap of the storm assessments. Last will be the annual budget.

a. Balance sheet (see attached)

This statement shows transactions at a point in time showing assets and liabilities. BOD wanted the information separated into four categories.

6. Hurricane Assessment Recap

Joey states that the format was selected by the BOD to explain the categories as per the projected costs used when the assessment was voted into place. It does not take into account the cash flow side of the equation. If there is a short fall of funding for projects; Joey, as the Declarant, will cover the short fall of funding to prevent the projects from being stopped before completion.

7. 2008 Projected Income and Expenses (see attached)

8. Election of Parcel Representatives

Election: The parcel representatives' phases where one parcel representative for each phase was to be elected are as follows:

The purpose of the parcel representatives is outlined in the Master Declarations. The general membership should go to their respective parcel representative with their concerns, and the parcel representative will bring up the issues at the parcel reps meetings to be addressed and answered. The office cannot accommodate individuals on a daily basis to cover items that are redundant. The parcel reps have a hard job because the residents are usually upset when they approach the parcel rep with their concerns.

Eligible Parcel Representative Nominations were:

Phases 1A, B, and C	Don Tucker
Phases 2A, B, and C	Sean Smith
Phases 3A, B, and C	Marci & Ken Levy
Phase 5	Mark Deckert
Phases 7A, 7B, and 8	Vincent Mamelli
Palms Phases 1 and 2	Lorraine Paul
	Elaine Galatas
Palms Phase 3	Bill Stubbs
	Damon Patterson
	James Langendonk
Vela Phases 4A and 4B	James T. Fowlkes
	Camella Dimitri

Call for nominations from the floor occurred. After closing nominations and requesting ballots it was noted that mail in ballots were still being processed if it was dated no later than 12/10/2008 it would be accepted in the voting count.

The Twelfth Annual Meeting of the General Membership was held Monday, December 10, 2007 at the Harbor Center on Oak Harbor Boulevard, Slidell, LA 70458

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When tally is completed the names of the elected parcel representatives would be posted on the web site and names placed in a newsletter to each resident.

9. Address Questions (limit 3 per household)

- a. A list of questions were then presented and answered. The list can be viewed at the office.

10. Other Business

- a. Bob Jacobs passed out a letter and tried to get support for his personal cause against the BOD. A total of seven people signed the document after it was read.

11. Adjournment

Meeting adjourned.

Ludy L. Pittman

Ludy L. Pittman
CEM HOA Clerk

Ludy L. Pittman
Assistant Secretary
Clipper Estates Master Homeowners' Association, Inc.