

**2008-NOT-FOR-PROFIT CORPORATION
ANNUAL REPORT**

FILED
Mar 05, 2008 8:00 am
Secretary of State

03-05-2008 90028 040 ****70.00

DOCUMENT # N03000008937

1. Entity Name
POLO RIDGE CONDOMINIUM ASSOCIATION, INC.



Principal Place of Business
3960 N. OCEAN BLVD., UNIT 1
DELRAY BEACH, FL 33483

Mailing Address
3960 N. OCEAN BLVD., UNIT 1
DELRAY BEACH, FL 33483



02212008 No Chg-NP

CR2E037 (4/06)

DO NOT WRITE IN THIS SPACE

4. FEI Number
NOT APPLICABLE

Applied For
Not Applicable

5. Certificate of Status Desired



\$8.75 Additional
Fee Required

6. Name and Address of Current Registered Agent

MONAGHAN, TIMOTHY E
54 N.E. FOURTH AVE.
DELRAY BEACH, FL 33483

**DO NOT WRITE
IN THIS SPACE**

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE

Signature, typed or printed name of registered agent and title if applicable.

(NOTE: Registered Agent signature required when reinstating)

DATE

**Filing Fee is \$61.25
Due by May 1, 2008**

9. Election Campaign Financing
Trust Fund Contribution. ☐

\$5.00 May Be
Added to Fees

10. OFFICERS AND DIRECTORS

TITLE	XD
NAME	BALLAS, PETER G MD
STREET ADDRESS	3960 N. OCEAN BLVD UNIT 1
CITY-ST-ZIP	DELRAY BEACH, FL 33483
TITLE	XP
NAME	PETERSEN, RONALD D
STREET ADDRESS	3960 N. OCEAN BLVD UNIT 5
CITY-ST-ZIP	DELRAY BEACH, FL 33483
TITLE	XD
NAME	WEISS, WILLIAM
STREET ADDRESS	3960 N. OCEAN BLVD UNIT 6
CITY-ST-ZIP	DELRAY BEACH, FL 33483
TITLE	D
NAME	BRYANT, ARTHUR
STREET ADDRESS	3960 N. OCEAN BLVD UNIT 4
CITY-ST-ZIP	DELRAY BEACH, FL 33483
TITLE	D
NAME	John ALper
STREET ADDRESS	3960 N. Ocean Blvd, Unit 7
CITY-ST-ZIP	Delray Beach, FL 33483
TITLE	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	

**DO NOT WRITE
IN THIS SPACE**

I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.

SIGNATURE:

Ronald Peterson

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

2/22/08

Date

561-2766230

Daytime Phone #

ATTACHMENT 40038694
#N03000008937

POLO RIDGE CONDOMINIUM ASSOCIATION BOARD MEETING
3960 North Ocean Boulevard
Del Ray Beach, Florida 33483

Present: Dr. Peter G. Ballas, II, President
Telephone: (561) 989-9002
Email: drballas@bellsouth.net

Ron Pedersen, Vice President
Telephone: (561) 276-6230
Email: ronped@bellsouth.net

William D. Weiss, Treasurer and Secretary
Telephone: (307) 733-0221
Email: wdweiss@gmail.com

Susan & John Alper
Telephone: 561-272-7342
Email : sue@linc.bz john@apictures.tv

Date: October 15, 2007

Time: 5:30 p.m. (E.S.T.)

DISCUSSION

Front Gate

It was decided to proceed with the installation of the front gate pending answers to the following items.

1. The bid showed a gate eighteen (18) feet tall. We question the need for an eighteen (18) foot tall gate and thought it might be (8) feet.

2. The bid was for approximately Eight Thousand Four Hundred Dollars (\$8,400.00) plus additional monies for the remote controls for the gate. We authorized the purchase of fourteen (14) remote controls; two (2) remote controls accompany the gate.

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We will reevaluate the decision depending on the height of the gate and then proceed. Peter Ballas to follow up.

Painting

Peter Ballas is going to check with Bill Wiestma, the developer, to ascertain if a guarantee was part of original painting process. Ron Pedersen is going to meet with the two (2) finalize bidders to review the details of their bids.

Loans for Capital Improvements

Peter Ballas reported that Northern Trust was interested providing funding to selective Polo Ridge homeowners. Discussion was held on the advisability of this or suggesting each individual arrange their respective funding as needed. Peter Ballas will follow-up with Northern Trust to address additional questions.

Propane

Susan Alper has been talking with AmeriGas, the manager has agreed to review individual homeowners issues to seek relief for units #4, #8, and #6. Peter Ballas is going to follow-up with Bill Wiestma to determine if contractual agreements exist between AmeriGas and the homeowners association and/or the developer.

Quarterly Statement

The quarterly statement for the fourth quarter was sent out at a slightly lower rate than amended quarterly dues. The corrected statement will be re-mailed by Rosa, from Dr. Ballas' office, for \$2,500.

Next Board Meeting

The next meeting will be by phone on Monday, October 22, 2007 at 5:30 p.m., E.S.T. The dial-in # 1-800-321-3250 and the I.D. # 2615432.

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POLO RIDGE CONDOMINIUM ASSOCIATION BOARD MEETING

3960 North Ocean Boulevard

Del Ray Beach, Florida 33483

Present: Dr. Peter G. Ballas, II, President
Telephone: _____
Email: drballas@bellsouth.net

Ron Pedersen, Vice President
Telephone: _____
Email: ronped@bellsouth.net

William D. Weiss, Treasurer and Secretary
Telephone: (307) 733-0221
Email: wdweiss@gmail.com

Date: April 30, 2007

Time: 5:30 p.m.

Location: Home of William D. Weiss, Unit No. 6

DISCUSSION

Annual Meeting of the Homeowners

The next annual meeting of the homeowners will be on June 13, 2007 at 11:45 p.m. (E.S.T.). Individuals may attend in person or by telephone. The location will be announced at a later date. Individuals wishing to participate by telephone should contact Ron Pedersen. We will be sending out proxies. It is very important that you execute a proxy and have it returned to the Secretary, Mr. William Weiss, prior to the meeting regardless of whether you are actually attending or not. It is very important for us to have a majority.

Landscaping

We have recently changed landscaping companies and are using Marcello who also services a number of other homeowners in the Gulfstream area. Ron Pedersen is working directly with Marcello to improve the overall landscaping.

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Financials

The finances of the homeowners are sound. As of this date we have over Twenty Seven Thousand Dollars (\$27,000.00) in the bank and that is prior to paying our annual insurance premium of approximately Sixteen Thousand Dollars (\$16,000.00).

The accounting is being done by Matteis and Christophe. In 2006 the total revenue from the homeowners was just over Seventy One Thousand Dollars (\$71,000.00). Total expenses were just over Fifty Eight Thousand Dollars (\$58,000.00). The Treasurer points out that the expenses did not include any major exterior work which we are going to resume in 2007. A formal budget and balance sheet will be presented at the annual meeting.

Security Gate

President Ballas suggested that we look into a security gate on the east side of the property. He has agreed to look into various costs and options and report back at a future homeowner board meeting.

Homeowners Roster Information

The homeowners board once again wishes to solicit every homeowners' address, telephone number, and email. Please forward this information to Dr. Ballas so that we can prepare a roster of all of the homeowners and share this information with everyone. If you have not already done so, please forward a key to your condominium plus the security code necessary to allow Dr. Ballas to enter your condominium in case there are any concerns about inside damage. If you do not wish to supply this key please advise Dr. Ballas directly.

Generators

The discussion was held on whether to install a generator to service all eight (8) units of Polo Ridge. It was determined by Ron Pedersen that this was too large of an expense for the Association to bear. It was decided that individual homeowners may install generators with the prior approval of the homeowners association. Those wishing to do so should contact Dr. Ballas to initiate approval.

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Propane

Mr. Weiss and Mr. Pedersen expressed dismay over the inequities of the propane billing that we are currently using. Mr. Pedersen was authorized to seek out and negotiate a supply contract with other propane people if he feels that the service will be superior.

Exterior Maintenance

Dr. Ballas agreed to contact the painting contractor who originally painted Polo Ridge (upon construction) and to prepare a maintenance schedule for painting of the outside soffits and the stucco. This work has been delayed for some time and it is felt that we need to do some catch-up in this area. We are hoping that we can put it on a three (3) year cycle to spread the cost over that period of time. In addition, we will be refinishing all of the wooden front doors and garage doors in 2007 with local labor.

Insurance

We have renewed the insurance on the buildings from the homeowners perspective the charge is approximately Sixteen Thousand Dollars (\$16,000.00). The homeowners board wishes to inform individual homeowners that our coverage does not include some interior wind and storm damage and each homeowner should seek the advice of your own insurance people if you wish to have this coverage over and above your homeowners coverage. Mr. Weiss will be glad to supply your insurance agents with the necessary documents for them to evaluate any extension of coverage homeowners may wish to obtain.

Storm Shutters

We want to remind individuals that if they wish to install storm shutters for the upcoming hurricane season that they should make the appropriate contacts and do so. If you wish assistance with this please contact Dr. Ballas. It is also important that all outdoor furniture be moved under cover (inside the condominiums) prior to the storm season.

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John Alper
Telephone: 561-272-7342
Email : sue@linc.bz john@apictures.tv

Date: October 22, 2007

Time: 5:30 p.m. (E.S.T.)

DISCUSSION

Front Gate

It was decided to proceed with the installation of the front gate. The cost of the installation of the gate will be Eight Thousand Four Hundred Dollars (\$8,400.00).

Painting

Ron Pedersen has met with the two (2) final bidders to review the details of their bids (see attached bid comparison). After discussion it was decided to hire VIP Painting to do the work based on their experience, operations, and the time estimated to complete the job. The cost of the project is expected to be Seventy Nine Thousand Six Hundred Dollars (\$79,600.00).

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Special Assessment

It was decided to require an immediate special assessment in the amount of Eleven Thousand Five Hundred Dollars (\$11,500.00) for each of the eight (8) homeowners.

Next Board Meeting

The next meeting will be by phone on _____
at _____ .m., E.S.T.