

GLEN ABBEY WEST
HOMEOWNERS ASSOCIATION, INC.

Management Report
April 28, 2009

FINANCIALS

Enclosed is the financial report for the month ending March 31, 2009 as prepared by Pamela Macapagal, Bookkeeper at Hara Management, Inc. As of this date the association has **\$32,993.36** in the operating account, and **\$7,582.48** in the reserve accounts. The association has 2 CD's with Colonial Bank which has balances of (1) \$5,456.10, and (2) \$16,368.30.

DELINQUENCIES

As of April 17, there were Fourteen (14) accounts delinquent (down from 19 in February). The total amount outstanding is **\$2390.00 (down from \$4186.99)**

(1) Bankruptcy	\$ 250.00
(1) Foreclosure	\$ 250.00
(0) In Attorney Care	\$ 000.00
(7) Next action Fwd to Attorney, Advise.	\$1,750.00
(5) Delinquency Notices	\$ 140.00

PREPAIDS

According to the March financials there is one Pre Payed account. \$250.00.

VIOLATION INSPECTION

I preformed a property inspection on April 21, 2009. A copy of the inspection summary is attached.

ACTION ITEMS

Payment Plan Letter: A letter drafted by the President was sent to the 19 delinquent homeowners. Unfortunately the first letter was mailed before we received the second (revised) letter.

Membership Mailings: I know it is the intent for the board to send the Rules & Regulations booklet, and the announcement letter for the June 30th ARC Paint selection meeting with the Annual Meeting announcement, but I have been informed this is too much material to send to the homeowner at one time. If everything goes in one envelope, more than likely homeowners will not respond to sending in their proxy's for the annual meeting. Also a special envelope will have to be purchased to accommodate such a large mailing. It is advised to do two separate mailings. I suggest sending the R&R, and the June 30th meeting announcement together at the end of May.

Violation Letters: It was requested at the March meeting to send letters to 495 & 496 N. Pine Meadows Dr.

- 495 N. Pine Meadows: the lawn issue was resolved at the inspection last week.
- 496 N. Pine Meadows: The trailer was not present last week, but the painting issue has not been resolved. (Nor does it seem that the H.O. cares; I have been violating this issue for over a year.)

DeBary Nursery: I contacted Beverly and she has visited the Enterprise Entrance, but she had not drawn up a proposal as of Friday, April 24. I asked her again last Friday to send me an invoice for the \$75.00 service fee.

Enterprise Entrance: At the April 23rd Glen Abbey Community HOA meeting the board Motioned to decline your offer to share the expense in landscaping the Enterprise Entrance. Much discussion pursued regarding the subject, but in the end, a Motion was made to “discontinue the joint collaboration of funding for the Enterprise Entrance project. The vote was four in favor, and one opposed. The Motion carried. The Glen Abbey Community HOA has decided to fund the entire expense for the landscaping and maintenance of the Enterprise Entrance.

Delinquency Waivers: Two homeowners have requested a waiver on their late fees. Their letters are included the package. Mr. Hampton is requesting a refund since he has paid his late fee. Hara can credit his account \$25.00 towards next years Assessment.

Respectfully submitted by:

Paul Corvi, LCAM
Property Manager
Glen Abbey West HOA