

GLEN ABBEY WEST
HOMEOWNERS ASSOCIATION, INC.

Management Report
January 27, 2009

FINANCIALS

Enclosed is the financial report for the month ending December 31, 2008 as prepared by Pamela Macapagal, Bookkeeper at Hara Management, Inc. As of this date the association has **\$27,988.620** in the operating account, and **\$29,245.27** in the reserve accounts. The association has 2 CD's with Colonial Bank which has balances of (1) \$5,418.09, and (2) \$16,254.26.

DELINQUENCIES

As of October 31, there is one (1) account delinquent. The total amount outstanding is **\$272.00**. This account is in the care of the attorney.

PREPAIDS

As of December 31, 2008 104 homeowners have paid their 2009 assessment. The amount totals \$20,585.01

VIOLATION INSPECTION

I performed a property inspection on January 20, 2009. A copy of the inspection summary is attached.

REQUESTED ACTION ITEMS

Approved 2009 Budget: At the November meeting the board approved the proposed 2009 budget with revisions. I made the adjustments and sent the budget to the board President on November 25, 2008, the day after the board meeting. The budget is in affect and the homeowners, as you know, have received their payment voucher.

Cathy McCallister: I have informed accounting to remove Cathy McCallister, the previous board Treasurer, from the check signing list as requested.

Reference Numbers/Document: As you can tell I have submitted line numbers to this document, per your request.

Lake Doctor Contract: The association's maintenance contract with the Lake Doctors had expired in early 2008. The contract has been renewed. A copy of the contract and payment receipt is included in your meeting package.

Pond Fountain Quotes: I have received two quotes from contractors for installing a fountain pump in the N. Pine Meadows Dr. retention pond as requested by the board at the November meeting. Their quotes are very close in price, and includes decorative spot lights.

Entrance Committee: Lynda Green has been included in the Enterprise Entrance Committee as requested by the GAW board at the November meeting. I gave the committee chair her information and she has been included in all communications related to this committee.

TNOGA Letter: I received a letter from "the Neighbors of Glen Abbey" requesting your communities annual contribution to assist in maintaining the 17/92 entrance. This letter is included in your meeting package.

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First Presbyterian Church: A check had been sent to the church to reserve the meeting room for eleven months in 2009. I did not include December, because of the possibility of cancelling this meeting due to the holidays.

Meeting Schedule: I have asked the restaurant manager at the country club to post the meeting schedule for GAW on the bulletin board in the pass way outside the Golf Pro Shop. Included in your package is the schedule for 2009.

Respectfully submitted by:
Paul Corvi, LCAM
Property Manager
Glen Abbey West HOA

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Mailing Expense Verification

Attached is a copy of the November HMI Invoice for GAW. The amount for the mailing in error was \$114.92 ,which included copies, envelopes, and postage. As you can see, the items were not billed to the association for a mailing of 169 pieces.

ARC Committee

Per the Presidents request, the ARC Committee topic was included on the Agenda for the November meeting.

Pond Pump Maintenance

I contacted Chaser Pool Service of Longwood to make a service call to examine the pond pump at the N. Pine Meadows retention pond. I believe they will be examining the pump today or tomorrow.

Update of Board Records

I have informed the HMI office of the additional Directors to the GAW board. Lynda and Myra will be included on all board mailings, and communications.

Respectfully submitted,
Paul Corvi, LCAM
Property Manager
Hara Management Inc.