

GLEN ABBEY WEST
HOMEOWNERS ASSOCIATION, INC.

Management Report
July 28, 2009

FINANCIALS

Enclosed is the financial report for the month ending June 30, 2009 as prepared by Pamela Macapagal, Bookkeeper at Hara Management, Inc. As of this date the association has **\$13,932.15** in the operating account, and **\$7,590.61** in the reserve accounts. The association has 2 CD's with Colonial Bank which has balances of (1) \$5,491.15, and (2) \$16,474.56.

DELINQUENCIES

As of June 30, there were eleven (11) accounts delinquent. The total amount outstanding is **\$2090.00**

(1) Bankruptcy	\$ 250.00
(1) Foreclosure	\$ 250.00
(6) Next action Fwd to Attorney, Advise.	\$1,500.00
(3) Delinquency Notices	\$ 90.00

PREPAIDS

According to the June Financials there was one prepaid H.O. at \$25.00.

VIOLATION INSPECTION

I preformed a property inspection on July 21, 2009. An inspection summary is attached.

ACTION ITEMS

Flood Victim's Grounds: As you are probably aware, the Glen Abbey Community HOA arranged to have the lawns of the flood victims mowed. This was a one time deal arrangement with the Mowman Landscape vendor who also does the lawn maintenance for GAW.

I have not heard anything from the City or any of the effected HO's regarding the progress of the buy-out program. I can only assume the buy-outs are progressing steadily. Once the city takes possession of the properties, it will be their responsibility to maintain the grounds.

Delinquency Letters: Per the boards request at the June meeting, a letter from the President was sent to the six delinquent H.O.'s informing them they had until July 24th to respond to the management company to set up a payment plan for the 2009 assessment. Only one H.O. responded.

- Per the boards direction, the remaining five accounts have been turned over to the attorney.

President's letter to GAC: A letter from your President to the GAC BOD's was sent to their board shortly after the June GAW board meeting. Since GAC HOA is currently without a President, I have not had any formal response from the board.

Coyote Issue: The President contacted me last week regarding a concern of a coyote making the GAW/GAC area it's domain. I contacted local, county, and state officials trying to have one organization eradicate the animal from the premises.

- All three organization said coyotes were not in their jurisdiction.
- The State of Florida finally informed that a private trapper would have to be hired.
 - Contacted "Critter Control" of Orlando
 - Manager had Critter Control contact the President

Website Broadcast Volunteer: At the end of last months meeting I asked Mrs. Ashley to send me an email so I could begin correspondence with her regarding the development of an email broadcast list to GAW H.O.'s. I have not heard from Mrs. Ashley.

Respectfully submitted by:

Paul Corvi, LCAM

Property Manager

Glen Abbey West HOA