

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
2 **BOARD OF DIRECTORS MEETING MINUTES**

3 April 28, 2009

4 **CALL TO ORDER**

5 The meeting was called to order by the President at 7:21 PM.  
6

7 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

8 Board members present were President Bob Fleischner, Vice President/Treasurer Bill Lynch,  
9 and Directors Lynda Kane, Mayra Suggs. Property Manager Paul Corvi represented Hara  
10 Management Inc. Notice of the monthly meetings is posted on the Bulletin Board at the Golf  
11 and Country Club in the community.  
12

13 **APPROVAL OF MINUTES**

14 **MOTION:** Approve March meeting minutes; (Fleischner/Kane) Approved, unanimous.  
15

16 **TREASURERS REPORT**

17 The manager went over the income & expense statement pointing out the extraordinary  
18 expenses for the month of March; in particular the insurance, website, and Accountant's audit  
19 fee. The President pointed out the \$180.00 charge for legal fees that was mentioned at the  
20 March meeting. (Note: the minutes from February or March meetings do not reflect this  
21 issue)  
22

23 **MANAGER'S REPORT**

24 **Delinquent Report:** Manager mentioned the delinquent accounts the board asked to have  
25 sent a second letter.

- 26 • Asked board to have Management Company proceed with collection process.

27 **A-M Mailing:** Manager informed BOD's that Management recommends not sending Rules &  
28 Regs booklet, and Color Pallet announcement with Annual Meeting announcement.

29 **Payment Plan Letter:** Manager mailed President's letter to the 19 delinquent accounts. Only  
30 two responded, one of which had already paid the late fee.

31 **Violation Letters:** Informed the board the two violation letters had been sent to the  
32 addressed requested by Director Lynda Kane.

- 33 • The Director thought there was a mix up in the addresses for the violations

34 **DeBary Nursery:** Manager presented quote from DeBary Nursery that arrived after meeting  
35 package had been sent to board.

- 36 • GAW HOA will pay the \$75.00 quote fee.

37 **GAC Board Decision:** Manager informed board of the Glen Abbey Community HOA's decision  
38 to handle the Enterprise Entrance landscaping project on their own.

- 39 • GAC HOA will absorb full cost of landscaping and maintaining entrance
- 40 • GAW Board statement; "Board is disappointed in GAC's decision, but they look forward  
41 to seeing the end result of the newly landscaped entrance."  
42

43 The April Manager's Report in its entirety will be attached to the meeting minutes and filed in  
44 accordance to Florida Statutes with the Association documents.  
45

46 **COMMITTEE REPORTS**

47 **Enterprise Entrance:** Mute point since GAC HOA has decided to handle the project entirely.

48 **Association Color Pallet:** President said the color pallet will be ready for the June 30<sup>th</sup>  
49 meeting.

- 50 • Manager will send notice to H.O's the last week of May, just after the Annual Meeting.

51 **Newsletter:** Chairperson Lynda Kane and Director Mayra Suggs will have a Newsletter  
52 available for the Annual Meeting.

## 53 54 **UNFINISHED BUSINESS**

### 55 **R&R Booklet/Paint Pallet:**

- 56 • **Motion:** Mail R&R booklet and June 30<sup>th</sup> meeting announcement separately from  
57 Annual Meeting announcement; (Fleischner/Lynch) approved, unanimous.
- 58 ○ **Have to have Booklets for mailing week of May 18<sup>th</sup>. Mailing approval**  
59 **application to Robin 5.22.09**

### 60 **Late Fee Waivers:**

- 61 • **Motion:** Waive late fees one time for two Homeowners (206 Alexandra Woods Dr., and  
62 508 N. Pine Meadows Dr.) (Kane/Fleischner) approved, unanimous.
- 63 ○ Manager to send letters to H.O. explaining "one time" credit by BOD's.
  - 64 • State in letter "all future communications to board and management  
65 company must be in writing" for H.O. of 508 N. Pine Meadows Dr.

66 **Payment Plan Request:** Board President accepted payment plan request letter from H.O. of  
67 212 Alexandra Woods Drive.

- 68 • President asked to extend Payment Plan Request deadline to May 8, 2009.
  - 69 ○ Requests received after this date will proceed under normal collection  
70 procedures.

## 71 72 **NEW BUSINESS**

73 **Violation Prospects:** President asked manager to monitor on next inspection;

- 74 • 224 Alexandra Woods Dr. regarding lawn maintenance issue. Property may be  
75 occupied by tenants.
- 76 • 226 Alexandra Woods Dr. regarding removal of shrubs. Monitor for replacement and  
77 ARC app.

78 **ARC Application:** President asked manager to send 204 Alexandra Woods Dr. another ARC  
79 application for Fence Install, denoting the association's standards for fence replacement  
80 (Vinyl).

81 **Retention Pond Pump/Fountain:** Director Kane asked about progress of replacing the  
82 pump in the Pine Meadows Dr. retention pond.

- 83 • President explained the issue was tabled because of the unlike quotes submitted at the  
84 end of 2008.
- 85 • Board needs to further quantify their needs and preference.
- 86 • Director Lynch will provide information to the board at the June meeting on  
87 pump/fountain options.
- 88 • Manager re-informed board of quotes received in November.

89 Annual Meeting Refreshments: President suggested supplying refreshments and cookies at the  
90 May annual meeting. President will purchase items

- 91 • Manager to include sentence on notice to homeowners regarding refreshments.

92  
93 **NEXT MEETING:** Annual Meeting; May 26, 2009

94  
95 **MEETING ADJOURNED:** MOTION: Adjourn meeting at 8:39 PM; (Fleischner/Lynch)  
96 Adjourned.

97  
98 Respectfully submitted for the Secretary of the Board of Directors.

99 PAUL CORVI, LCAM; Hara Management Inc.