

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

February 24, 2009

CALL TO ORDER

The meeting was called to order by the President at 7:35 PM.

VERIFICATION OF QUORUM & PROOF OF NOTICE

Board members present were President Bob Fleischner, Directors John Tillia and Myra Suggs. Absent were Vice President/Treasurer Bill Lynch, and Director Lynda Kane. Property Manager Paul Corvi represented Hara Management Inc.

- Also in attendance was homeowner Frank Giordano.

APPROVAL OF MINUTES

MOTION: Approve January meeting minutes; (Fleischner/Tillia) Approved, unanimous.

TREASURERS REPORT

The property manager reviewed the Balance Sheet, in the Treasurers absence, and commented on the high number of Accounts Receivables outstanding.

MANAGER'S REPORT

During the managers report the President stipulated he no longer wants checks mailed to his home; he wants all checks brought to the monthly meeting for signature. He also wants the ACC applications brought to the meetings for review/signatures.

- The manager said he would check the association documents to see if the thirty (30) day rule applies. **Note:** *ARTICLE VIII; Architectural Control Committee, Section 5(b) states: In the event that the Architectural Control Committee shall fail for a period of thirty (30) days to approve or disapprove any plans, specifications, or plot plans, submitted to it for approval, the same shall be deemed to have been approved.*

The February Manager's Report will be attached to the meeting minutes and filed in accordance to Florida Statutes.

COMMITTEE REPORTS

Enterprise Entrance: Lynda Kane absent; President mentioned he spoke with DeBary Nursery and thinks association should pay \$75.00 for the Nursery to present a landscaping plan.

- Manager suggested turning issue over to Landscaping committee.
- President said he will email Lynda Kane information on DeBary Nursery.

ACC/Paint Schemes: Committee met at the home of the President and chose several paint colors for schemes.

- President spoke with representative from Benjamin-Moore about color booklets
- B/M Representative may give a presentation at March BOD's meeting.

UNFINISHED BUSINESS

Hara Management Contract: The President inquired if the requested additions were instilled in the new contract. The Manager replied they were.

- President signed the management contract. No Motion was made; no other board member discussion was raised regarding the contract. Note: *BOD's Motion (and approval) was made at January meeting to accept management contract with board's amendments. The new management contract includes the amendments requested by the board.*

Rules & Regulation Booklets: The manager showed the board a Rules & Regulation booklet sample from another community.

- Board requested manager get price for 500 stapled copies 8.5" x 11", and 11" x 17" booklets.
- Include price of envelopes and mailing.
- Obtain pricing from Fedex Kinko's, Office Max, etc, etc...
- Present to BOD's at March meeting.

Homeowner Mailer: Board directed the manager to send a letter to all homeowners reminding them of community Dog walking, and leash regulations.

NEW BUSINESS

Outstanding Checks: The President signed all the checks in his possession and returned them to the manager.

Maturing CD's: President instructed manager to keep CD's with Colonial, but negotiate for best rate.

Homeowner Delinquency Request: MOTION: Waive delinquency charges for 502 N. Pine Meadows Dr.; (Tillia/Fleischner) Approved, unanimous.

- Manager will inform Accounts Receivables to waive charges.

Resignation Announcement: Director John Tillia announced he was stepping down from the board after several years of service to the community. The President accepted his resignation.

NEXT MEETING: March 31, 2009

MEETING ADJOURNED: MOTION: Adjourn meeting at 8:30 PM; (Fleischner/Suggs) Approved, unanimous.

Respectfully submitted for the Secretary of the Board of Directors.
PAUL CORVI, LCAM; Hara Management Inc.