

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

July 28, 2009

CALL TO ORDER

The meeting was called to order by the President at 7:14 p.m.

VERIFICATION OF QUORUM & PROOF OF NOTICE

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

Notice of the monthly meetings is posted on the Bulletin Board at the Golf and Country Club in the community, and a notice has been mailed to the homeowners announcing the monthly schedule for 2009.

APPROVAL OF MINUTES

MOTION: Approve June meeting minutes; (Fleischner/Lynch) Approved, unanimous.

TREASURERS REPORT

The manager and the President went over the Financials, pointing out the mid year summary against the budget.

MANAGER'S REPORT

Delinquency Report: (Forward to Attorney): The manager mentioned the delinquent accounts, and said the item was on the agenda and would be discussed later in the meeting.

Glen Abbey Community Flood properties: The manager gave the BOD's a brief update regarding the properties in GAC effected by the August 2008 Flood.

- Properties have been mowed by the Association
- City of DeBary is purchasing the properties from the victims.
- City will be owner of record.

Coyote Issue: Assn President had contacted manager on July 23rd, and requested the manager contact civil agencies to deal with a nuisance animal.

- Manager contacted local, county, and state agencies.
- Manager had to contact private trapping company who contacted Assn President.
- President presented update to BOD's and attending H.O. Stacy Boltz (497 N. Pine Meadows Dr.) regarding the actions taken to date for capturing the rogue coyote.
 - Hired Critter Control of Ocoee, Florida to eradicate the varmint.
 - Already installed wire cage trap.
 - *Trapper had planned to set out "Live Bait" trap on Wednesday, July 26th, but was unable to do so.*

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

COMMITTEE REPORTS

Newsletter: Chairperson Myra Suggs asked board for article/substance for quarterly N/L.

- President mentioned there is no shortage of information that can be added to the N/L.

- President mentioned advertiser could be charged to pay for printing of N/L
- Manager said the quarterly meeting schedule could be shown on cover page

UNFINISHED BUSINESS

Forward to Attorney: Motion: forward five delinquent accounts to attorney;
(Fleischner/Lynch) Approved, unanimous.

ARC Color Pallet: Motion Issue tabled; (Fleischner/Lynch) approved, unanimous

- President presented a display of color samples prepared by the Benjamin Moore paint store in DeBary.
- Suggested having an Interior Design Specialist, or Color Consultant, work with the BOD's/Committee in establishing a color pallet for the community using the Color Display provided by the Benjamin Moore Store.
 - Felt a Color Consultant would have a better feel for choosing colors for the HOA.
 - Consultant or Specialist could review community and suggest colors to the BOD's for Base, Accent, and Trim.
 - Vice President recommended colors should coordinate with Roof Shingle colors.
 - President asked property manager to contact Stetson University to see if they have a Design Specialist or Color Coordinator department.

NEW BUSINESS

Website; President gave an update to the BOD's regarding the software program he had purchased for upgrading the Assn Website.

- New software will be installed within next month
- Vice President suggested having a "voting program" included on Website.
 - Would like to have H.O.'s vote on the "Most Improved Home" and "Most Improved Lawn" on a quarterly basis.
 - Pictures would be downloaded to Website for H.O.'s to choose.
 - President mentioned it might be better served as a monthly program.

Community Documents: President asked manager to email him the HOA documents.

- President wants the documents to be programmed to have "search capability".
- Manager will have to contact HMI computer programmer to see if this request is possible.

Pond Pump: Vice President presented information on another Pond Pump for the retention pond on N. Pine Meadows Dr.

- Mentioned vendor would not provide electrical work updating for power supply.
- President told V.P. to have pump supplier should be responsible for all aspects of installing pump/fountain system, even if they have to sub out electrical work.
- V.P. said the presented pond pump/fountain system is not an aerator.
- President asked manager to include Pond Pump on August Agenda.

NEXT MEETING: Annual Meeting; August 25, 2009

MEETING ADJOURNED: MOTION: Adjourn meeting at 8:45 PM; (Fleischner/Lynch)
Adjourned.

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

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