

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

3 June 30, 2009
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6 **CALL TO ORDER**

7 The meeting was called to order by the President at 7:10 PM.
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9 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

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

16 **MOTION:** Approve April meeting minutes; (Lynch/Fleischner) Approved, unanimous.
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18 **TREASURERS REPORT**

19 The manager and the President went over the Financials, including the delinquencies. The
20 President looked at the Income & Expense Statement and mentioned nothing out of the
21 ordinary glared out for the month of May.
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23 **MANAGER'S REPORT**

24 **Delinquency Report: (Forward to Attorney):** The President asked to have another
25 delinquent letter sent to the homeowners.

- 26 • Six delinquent HO's have until Friday, July 24th to request for a payment plan.
- 27 • Request must be in writing, submitted to the property manager at HMI office.
- 28 • Do not forward any accounts to attny. Tabled until July meeting.

29 **GAC Contribution:** President explained to attending HO's the GAW contribution to GAC for
30 the reconstruction of the Enterprise Entrance gate.

- 31 • President will write a letter to send with check to GAC.
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33 *The Manager's Report in its entirety will be attached to the meeting minutes and filed in accordance to*
34 *Florida Statutes with the Association documents.*
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36 **COMMITTEE REPORTS**

37 **Newsletter:** Chairperson Lynda Kane reported that she and Director Myra Suggs are working
38 on a Newsletter.

- 39 • President ask the committee chair to send him a proof of the N/L before sending to
40 HO's.
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42 **UNFINISHED BUSINESS**

43 **Color Pallet Approval:** BOD's were not ready to present or approve new Color Pallet.

- 44 • Homeowner McAllister inquired if another mailing announcement will be mailed to HO's?
- 45 • HO also asked if new colors chosen by the committee will be sent to the HO's?
 - 46 ○ Property manager said it was not required to send new colors to HO's.
- 47 • HO questioned actions of ARC committee.
 - 48 ○ Property manager asked HO if they would volunteer to be on the ARC committee.
 - 49 ○ HO declined.
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NEW BUSINESS

Retention Pond Pump/Fountain: The Vice President (Lynch) presented information he had obtained regarding pond pumps for the retention pond on Pine Meadows Dr.

- Presented a quote for \$2290 which included flood lights which would encompass the fountain.
- HO Ketelhut inquired about the expense of having a fountain in the retention pond.
 - President updated the HO's as to why the BOD's had been looking into having a fountain, possibly with lighting, in the pond.

Violation Prospects: 226 Alexandra Woods Dr. regarding removal of shrubs. Monitor for replacement and ARC app.

17/92 Entrance Maintenance: Director Kane inquired if GAW would contribute funds toward the 17/92 entrance annual landscaping.

- President said the Association has already contributed in 2009 to the TNOGA for maintaining the 17/92 entrance.

Enterprise Entrance: HO Ketelhut inquired about the maintenance of the Enterprise Entrance.

- President explained, as was discussed at the April and May meetings, the Association will not be contributing annually towards the maintenance of the Enterprise Entrance landscaping, and the issue involved.

Email Broadcasting: Homeowner Linda Ashley volunteered to be on the email broadcasting committee for the Association.

- The property manager asked HO to email him for her address.
- The President said he would update the website, and help in the broadcasting.

ARC Form Submission: Mrs. Ashley submitted an ARC form for approval.

NEXT MEETING: Annual Meeting; July 28, 2009

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

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