

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

March 24, 2009

CALL TO ORDER

The meeting was called to order by the President at 7:42 PM.

VERIFICATION OF QUORUM & PROOF OF NOTICE

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

Homeowner ARC Approval: Mr. & Mrs. Aromondo were in attendance to have an ARC form for a dog run approved. The President instructed the Aromondo's only Vinyl fencing would be approved, in accordance to the Association's amended rules and regulations.

APPROVAL OF MINUTES

MOTION: Approve February meeting minutes; (Kane/Lynch) Approved, unanimous.

TREASURERS REPORT

The President looked over the Balance Sheet and financials and deemed them sufficient with nothing surprising.

MANAGER'S REPORT

Delinquent Report: The manager requested the boards advice to send twelve (12) homeowners to the attorney for Liens.

- MOTION: To send delinquent homeowner letter from the board offering them a payment plan; (Fleischner/Lynch) Approved, unanimous.
- Property Manager reminded the board their offer must be offered to all delinquent accounts.
- President will draft letter to be sent to homeowners.

Rules & Regulations Booklet: Property Manager presented sample of Rules & Regulations booklet as requested by BOD's at February meeting.

- Manager also presented quotes for printing booklets from Office Max and Office Depot.
- Expense of printing will be well under \$100.00 for 250 booklets

Homeowner Letter/Pets: The manager presented a letter draft, requested by the board, to be sent out to homeowners regarding the Association regulation for walking and cleaning up after their pets.

- Board decided to hold off sending the letter until the Rules & Regulations booklet is ready for distribution.
- Board also requested the manager remind homeowners in his letter that it is also a City of DeBary violation not to clean up after one's pet(s).

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

GUEST SPEAKER

Benjamin Moore Paints: Mr. Sallapudi of B/M paints gave a presentation to aid the board in choosing colors for the Association ARC Color Pallet.

- ARC committee asked Mr. Sallapudi to give them a sample of their "Country Homes" section of the B/M color deck.
- Board plans to present Color Pallet Book to homeowners at June BOD's meeting.
- Board announcement for June color pallet approval meeting will be included with April Annual Meeting mailing to homeowners.

COMMITTEE REPORTS

Enterprise Entrance: The President informed the board of his attendance at the Glen Abbey Community HOA February board meeting, where he outlined his intention to have DeBary Nursery come out to do a Design Study of the Enterprise Entrance project.

MOTION: To pay DeBary Nursery for doing a landscape and irrigation Design Study of Enterprise Entrance; (Fleischner/Kane) approved, unanimous.

- Property Manager to contact DeBary Nursery and arrange Design Study.

UNFINISHED BUSINESS

Association CD's: The President asked the property manager to remind the board of maturing CD's at July meeting. *Note: CD's mature before board's July meeting; manager will remind board at June meeting.*

Rules & Regulations Booklet: President will rewrite Association's rules and regulations for the new booklet so homeowners will have a "layman's" understanding of the rules.

- Booklet to be ready before April 24th Annual Meeting mailing.

NEW BUSINESS

Newsletter: Director Lynda Kane inquired about a community Newsletter.

- Lynda volunteered to head up Newsletter committee

Yard of the Month: Director Lynda Kane asked about having a community YOTM.

- President recommended a committee should be formed by volunteer homeowners to man a YOTM program. Board members already have a lot on their plates.

Paving N. Pine Meadows Drive: Lynda told the board the City of DeBary would be paving N. Pine Meadows Dr. in the next couple of months, if money is available in the budget.

Violation List: Lynda requested the manager send violation letters to the following homeowners:

- 495 N. Pine Meadows, lawn & Sod issues.
- 496 N. Pine Meadows, Trailer & unfinished painting

NEXT MEETING: April 28, 2009

MEETING ADJOURNED: MOTION: Adjourn meeting at 8:51 PM; (Fleischner/Lynch)
Adjourned.

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