

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 October 27, 2009

4
5 **CALL TO ORDER**

6 The Budget Approval Meeting was called to order by the President at 7:10 at the Perkins'
7 Restaurant, 1286 Saxon Blvd, Orange City, FL 32763

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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 Directors Myra Suggs and Lynda Kane. Property Manager Paul Corvi represented Hara
12 Management Inc.

13 Notice of the relocated Budget Approval Meeting was mailed to the homeowners fourteen (14)
14 days in advance in accordance to the Florida Statutes.

- 15 • Discussion pursued regarding the posting of meeting announcement signs.
 - 16 ○ President said the board plans to purchase meeting signs, but since a mailer was
 - 17 sent, signs were not posted.
 - 18 ○ Once the Assn finds a new regular meeting location, temporary signs will suffice.
- 19 • Association Mailers: the President informed the manager that all future mailers to GAW
20 homeowners from the management company should include the Assn website address,
21 or the Assn would not pay for the mailer.

22
23 **Meeting Place:** Several Homeowners in attendance gave several suggestions to check as
24 possible meeting locations. Many were locations the board and manager had already
25 contacted.

- 26 • *New Suggestions:*
 - 27 ○ Gateway Center (860 N. Charles R. Beall Blvd.)
 - 28 ○ Riverside Bank on 17/92, DeBary (21 S. Charles R. Beall Blvd.)

29
30 **APPROVAL OF MINUTES**

31 **MOTION:** Approve August meeting minutes with corrections; (Fleischner/Lynch) Approved,
32 unanimous.

33
34 **MANAGER'S REPORT**

35 **Documents to President:** Manager reported he emailed a copy of the Assn documents to
36 the President as requested.

37
38 **495 N. Pine Meadows:** As requested by the board, a lawn maintenance violation letter was
39 sent to the homeowner.

40
41 **526 Pine Meadows:** Board had asked manager to obtain a quote from the Assn landscaper
42 for cutting the lawn at this address. Fortunately the Lender foreclosed on the property and
43 had the lawn cut to the pleasure of surrounding homeowners.

44
45 **Emergency Mailer:** Manager reported it was impractical and costly for the Assn to have a
46 mailer in waiting because the list of Homeowners changes monthly.

- 47 • Homeowner asked why emergency letters to member was necessary
 - 48 ○ President mentioned Coyote situation/issue.
- 49 • Homeowner asked when city would be paving N. Pine Meadows Rd

- Lynda Green responded by saying the repaving is scheduled but has been delayed due to all the water management construction taking place in the community.
- Homeowner inquired about the Assn CD's and why interest was so low.
 - Manager responded

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: Lynda Kane had a rough draft of the newsletter for the Presidents approval.

- President reviewed N/L and gave back to committee chair.
- Plan is to complete by Nov. 15th, and mail to HO's the first week of Dec.

ACC: President asked that ARC be removed from the meeting Agenda list.

Website: Nothing to report, but President mentioned to HO's present they can check out the updated Assn website at GAWHOA.ORG

UNFINISHED BUSINESS

Paint Scheme Book: President told the HO's present the board intentions for putting together a paint pallet, and consulting with an architectural designer to help the board reach their goal.

MOTION: President to approach a local design consultant/Architect to assist in developing a community ARC paint pallet book; (Fleischner/Suggs) approved, unanimous.

- Myra mentioned her daughter may be of assistance.
- Cathy McAllister mentioned she knows two people she can recommend.

Pond Pump: Bill reported on the construction around the N. Pine Meadows Dr. retention pond.

- Reported the pond is supposed to be expanded so in his opinion the issue should be tabled until storm drain system is completed.

Coyote Issue: President gave the HO's present an overview of the Assn's action in the past two months regarding the reported Coyote problems in the community.

- Hiring of the Trapper *Critter Control*.
- Manager mentioned that GAC may be employing a different trapper in the near future.

2010 Budget: The President explained the budget to HO's present.

- Asked board to consider a yearly contribution to GAC for the Enterprise Entrance ongoing maintenance.
- Contribution would not be for the current Landscaping project.
- Also discussed the 17/92 Entrance contribution

MOTION: Allot \$504.00 annually to Glen Abbey Community's Enterprise Entrance expense; (Fleischner/Lynch) approved, unanimous.

MOTION: Approve 2010 budget with changes; (Fleischner/Green), approved, unanimous.

Vacant Home Lawn Cutting: The President informed the group of the prior discussions with the board and manager regarding the Assn taking on the responsibility of maintaining lawns at vacant/abandoned properties in the community.

- Homeowners Mackall (107 A.W.D), and Moghari (106 A.W.D) very upset about condition and ongoing violations at 104 A.W.D.
- Want manager, or Assn, to take action against HO Garlick.

- 101 • President and Manager explained liability issues with Assn taking on maintenance
102 responsibilities.
103

104 **NEW BUSINESS**

105 ***Retention Ponds:***

- 106 1. *Toronto Retention Pond:* Homeowner asked why the retention pond at the corner of
107 Toronto and Alexandra Woods has an overlying debris scum?
108 ○ President asked manager to contact Lake Doctors and have them address the
109 issue.
110 2. *Pine Meadows & Pine Side Drive:* Homeowner asked why retention pond weed growth
111 was over five (5) feet tall; and can it be cut back?
112 ○ Manager will check with Landscaper.
113

114 **OPEN FORUM**

115 Homeowner contributions were throughout the entire meeting.
116

117 **NEXT MEETING:** November 24, 2009
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119 **MEETING ADJOURNED: MOTION:** Adjourn meeting at 9:20 pm. (Fleischner/Kane)
120 Adjourned.
121

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