

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 March 2, 2010

4
5 **CALL TO ORDER**

6 The President called the meeting to order at 7:00 PM at the Perkins' Restaurant, 1286 Saxon
7 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 and Director Lynda Kane and Director Myra Suggs. Paul Corvi and Randy Bowman
12 represented Hara Management Inc. A sign with meeting date and time was posted at the
13 Enterprise entrance of the community 48 hours in advance of the meeting

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15 **APPROVAL OF MINUTES**

16 A motion was made to approve the October meeting minutes. (Fleischner/Lynch) approved,
17 unanimous

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19 **Guest Speaker:** Dale Grow with Tru-Green presented a proposal for chemical lawn
20 treatments for the owner's of Glen Abbey West. President did not feel that the terms would
21 be acceptable to the membership and asked Mr. Grow to submit another proposal with a
22 descending scale linked to the number of homes using the service.

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24 **Managers Report:**

- 25
26 • Manager Corvi noted reported that there are 21 delinquent accounts as of March 1, 2010
27 with most being from the 2010 assessment. 2 properties were sent intent to lien letters.
28 Board approved Manager Corvi's request to send units 18-4-13 and 21-6 to th attorney's
29 office to have liens filed.
30
31 • **Meeting signs:** Have been received and turned over to the board
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33 • **Lake Doctor:** Chemicals to control algae growth in the pond have been applied
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35 • **Website Docs:** Manager has been unable to find a company to change the HOA docs into
36 a searchable format.

37
38 **Treasurer's Report:** Bill stated that he didn't see anything that stood out in the financials.
39 Manager Corvi gave the amounts in the operating and reserve accounts.

40
41 **Projects Reports**

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43 **Newsletter:** Headed by Lynda Kane Newsletter is to be on 8.5X11 paper to be folded for
44 mailing.

- 45 • She will do the letter and send to Bob for final approval.
46 • Newsletter will be mailed to the homeowners by management company
47 • Lynda Has 2 persons who wish to advertise in the newsletter, VP Lynch suggested that
48 the association pay for the first newsletter; Director Kane suggested that the
49 association place the offer for advertising in the newsletter in the first newsletter
- 50

51 **Motion:** To spend the money for the first newsletter (Kane/Lynch) approved unanimous.

52
53 **Website:** No report given

54
55 **Pond on Pine Meadow:** No report given

56
57 **House Colors:** President Fleischner to follow-up and report at next BOD meeting

58
59 **Board Resolution:** Have President write to the owner of the white VW Rabbit and ask that
60 he comply with the community standards and clean or remove the rusted VW.

61
62 **Covenants & By-Laws:** Bob asked the manager to email him the Association Covenants and
63 By-Laws in "word" format

64
65 **Document Imaging Co:** President Fleischner requested that Manager ask for quote from
66 Juris Imaging quote for converting Association Documents into a searchable format. The other
67 option is to have the documents retyped as a word document.

68
69 **Action Items:** Director Kane asked manager to check if 523 S. Pine Meadow has a Boat in
70 the backyard and if 493 S Pine Meadow has an unapproved shed.

71
72 Manager asked to include house colors on the April 27, 2010 meeting agenda

73
74 **Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 8:30 pm

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76
77 Respectfully submitted for the Secretary of the Board of Directors.
78 PAUL CORVI, LCAM; Hara Management Inc.
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