

1           **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
2                           BOARD OF DIRECTORS MEETING MINUTES  
3   April 27, 2010

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5   **CALL TO ORDER**

6   The President called the meeting to order at 7:05 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 Bill Lynch, Treasurer  
11   Lynda Kane, and Director Myra Suggs. Randy Bowman represented Hara Management, Inc.  
12   A sign with meeting date and time was posted at the entrance of the community 48 hours in  
13   advance of the meeting in accordance with Florida Statutes. Several homeowners were in  
14   attendance.

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16   **APPROVAL OF MINUTES**

17   A motion was made to approve the March meeting minutes. (Lynch/Suggs) approved,  
18   unanimous

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20   **Treasurer's Report:** Mr. Lynch asked manager what the \$5,300 transfer that he saw on the  
21   General Ledger was for. Manager responded that monies from owners are still being received  
22   into the old operating account at BB&T and that the \$5,300 was transferred from the BB&T  
23   account into the active Operating Account with Mutual of Omaha. Treasurer gave the CD  
24   account balances.

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26   **Managers Report:**

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- 28   • Manager reported that there are 12 delinquent accounts as of March 31, 2010 with most  
29   being from the 2010 assessment. 2 properties were sent intent to lien letters, one  
30   property's owner had filed bankruptcy, 1 was in foreclosure and 8 had been sent  
31   delinquency notices.
  - 32   • **Lake Doctor:** Chemicals to control algae growth in the pond at Toronto and Alexandra  
33   Woods have been applied and an enzyme treatment was applied to break down the dead  
34   and dying algae. Copies of the service reports for March and April were given to the board.
  - 35   • **Violations:** Manager reported that 18 violation notices had been sent for the month of  
36   March. 14 for lawn maintenance, 1 for garbage containers in view of the street and 1 for  
37   peeling paint on garage door. A summary report of the violations was presented to the  
38   board.

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40   **MOTION:** Bob Fleischner made a motion to have Juris Imaging do the conversion and proof  
41   reading, seconded by Bill Lynch, all voted in favor; motion carried unanimously.

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43   **Projects Reports**

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45   **Newsletter:**

- 46   • Bob Fleischner, President of Glen Abbey West, presented the board with the option of having a  
47   combined newsletter for Glen Abbey West and Glen Abbey Community.
- 48   • The Newsletter would be printed and delivered at no cost to the communities by the Deland Beacon  
49   in exchange for the right to sell advertising.
- 50   • The Newsletter would consist of 60% content and 40% advertising. No religious or political content  
51   will be allowed.

- The Newsletter would be published quarterly and each community will have 3 pages of content and will be full color.
- Deadline for content to be included in the first issue is May 15, 2010
- Content to be sent to Bob Fleischner for initial editing for syntax, spelling and grammar.

**Website:** No report given

**Pond on Pine Meadow:** Fountain that had been previously approved by the Board has been put on hold because a homeowner stated that the ponds are the property of the City of DeBary and that GAW should not be paying to maintain or improve. Fountain project is on hold until its ownership can be determined.

## **UNFINISHED BUSINESS**

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

- **Document Imaging:** Manager reported that clearer copies of the association documents have been compiled and are ready to send to Juris Imaging for conversion to a searchable pdf format. Manager reported that Juris Imaging can perform proof reading and correcting for \$45.00/hr on top of the expected cost of converting.

## **OPEN FORUM**

- Homeowner stated that the newsletter would be a good forum to start a discussion on Florida Friendly Landscaping statutes.
- Homeowner stated that the ponds are the property of the City of DeBary and that GAW should not be paying to maintain or improve.
- Homeowner expressed her displeasure with the association spending money to add the fountain and felt that the homeowners bordering the pond should pay. She also felt the money would be better spent improving the lot at the entrance to the community (230 Alexandra Woods Dr). President Fleischner agreed that the lot needed work and stated that improvements may be made in stages in the future.

## **Action Items:**

- Send minutes to Board President in pdf format
- Send letter to Mayor of DeBary requesting that either maintain their ponds as either dry or wet ponds at their expense.
- Inform Board on the monthly cost of Lake Doctors' maintenance of the ponds
- List of GAW homeowner addresses for Director Kane
- Inform President when I will be doing my next inspection so that he can ride along
- Send GAC meeting schedule to GAW Board of Directors
- Get Board minutes regarding ponds and inventory of ponds

**Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 9:30 pm

Respectfully submitted for the Secretary of the Board of Directors.

Randy Bowman, LCAM; Hara Management Inc.