

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
2 BOARD OF DIRECTORS MEETING MINUTES  
3 July, 2010  
4 Meeting postponed until August 3, 2010  
5

6 **CALL TO ORDER**

7 The President called the meeting to order at 7:16 PM at the Perkins' Restaurant, 1286 Saxon  
8 Blvd, Orange City, FL 32763  
9

10 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

11 Board members present were President Bob Fleischner, Vice President Bill Lynch, Treasurer  
12 Lynda Kane, and Director Mayra Suggs. Randy Bowman represented Hara Management, Inc.  
13 A sign with meeting date and time was posted at the entrance of the community 48 hours in  
14 advance of the meeting in accordance with Florida Statutes. No homeowners were in  
15 attendance.  
16

17 **APPROVAL OF MINUTES**

18 Bob Fleischner made a motion to approve the April meeting minutes with the following  
19 change: on line 82 change the word **mat** to **may**. Bill Lynch seconded the motion, all voted  
20 in favor. The motion carried.  
21

22 **GUEST SPEAKER**

23 Jack Wilson, board member of Glen Abbey Community HOA, spoke about his meetings with  
24 the city and FEMA representatives regarding the city owned vacant lots. Mr. Wilson  
25 questioned the officials about what would be allowed to be done to/on the lots. He asked that  
26 their answer be given in writing. Mr. Wilson then read aloud the response from FEMA which  
27 was that no structures can be placed on the lots and that they be allowed to return to their  
28 natural state. As the meaning of what "natural state" is debatable, Mr. Wilson suggested that  
29 his homeowner's association submit plans for the lots and let the city officials either approve  
30 or deny them in writing. Mr. Wilson has volunteered to be the "point man" to the city for the  
31 two associations. Mayra Suggs and Lynda Kane both have volunteered for a committee to  
32 develop a plan for the lots. Bob Fleischner offered his expertise as a technical writer to review  
33 and edit the proposal.  
34

35 Mr. Wilson also presented pictures of drought tolerant/xeriscape style landscaping that he feel  
36 may work on the lots as well as at the Enterprise entrance to the community.  
37

38 **Treasurer's Report:** none given  
39

40 **Managers Report:**

- 41 • Manager reported that there are 9 delinquent accounts as of June 30, 2010 with most  
42 being from the 2010 assessment. 4 properties' intent to lien letters had expired and the  
43 board was asked if they would like them forwarded to the attorney's office for lien filing.  
44 1 property is in foreclosure and 4 had been sent delinquency notices.

45 **MOTION:** Bob Fleischner made a motion to send the two properties that were delinquent in  
46 their 2009 and 2010 assessments to the attorney for lien filing and to send a letter with an  
47 offer of a payment plan to the two delinquent in their 2010 assessment. Mayra Suggs  
48 seconded the motion; all voted in favor. The motion carried.

49 **Note: Mr. Fleischner is to prepare the letter/payment plan and forward to the**  
50 **manager.**

- 51 • **Violations:**

52           ○ Manager reported that 12 new violation notices had been sent for the months of  
53           May and June. 1 for lawn maintenance, 10 for dead/dying lawn and 1 for boat in  
54           driveway. A summary report of the violations was presented to the board.  
55 Manager reported account balances and action taken at the board's request since the last  
56 meeting. A copy of the management report will be kept on file with these minutes.  
57

## 58 **Projects Reports**

### 60 **Newsletter:**

- 61 • Bob Fleischner, President of Glen Abbey West, reported that the deadline for content to be included  
62 in the 2nd issue is mid September and that he will notify Glen Abbey Community of an advanced  
63 deadline in the hopes that they will supply their promised content on time.

### 65 **Website:**

- 66 • Mr. Fleischner reported that the association's documents have been placed on the  
67 community's website for informational purposes and has added a disclaimer explaining  
68 that they are not to be considered "official" documents. Mr. Fleischner also reported  
69 there have been more than 25,000 visits to the website. He also gave some statistics  
70 on items such as items viewed and length of visits.

### 72 **Pond on Pine Meadow:**

- 73 • Bill Lynch reported that he expects to have 2 proposals and a report ready for the  
74 newsletter. Director Kane asked if a bench would be allowed along the pond as she  
75 would like to dedicate one to her son. Mr. Fleischner stated that he would take her  
76 offer under consideration.

## 78 **UNFINISHED BUSINESS**

### 80 **House Colors:**

- 81 • President Fleischner suggested that the board hold a working meeting as a committee  
82 to discuss house colors to recommend to the board. No date has been set.

### 84 **OPEN FORUM**

- 85 • With no homeowners in attendance discussion was limited to agenda items.

### 87 **Action Items:**

88 The manager was requested to perform the following:

- 89 • Send a breakdown of fees and assessments owed by delinquent owners to Mr.  
90 Fleischner.
- 91 • Send pdf file of pond owners to Bob Fleischner
- 92 • Send manager's property inspection schedule to Mr. Fleischner
- 93 • Request that 228 Alexandra Woods submit an ACC request for the landscaping work  
94 they are doing.
- 95 • Bring all checks requiring Mr. Fleischner's signature to board meetings instead of  
96 mailing them to him.
- 97 • To label these minutes as July 2010
- 98 • Look up ownership of property behind 478 N. Pine Meadows and contact their HOA to  
99 see if the fence they installed was approved.

101 **Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 9:02 pm

103 Respectfully submitted for the Secretary of the Board of Directors.

105 Randy Bowman, LCAM; Hara Management Inc.