

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 August 31, 2010
4
5

6 **CALL TO ORDER**

7 The President called the meeting to order at 7:04 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. Six homeowners were in
15 attendance.
16

17 **APPROVAL OF MINUTES**

18 Bob Fleischner made a motion to approve the July meeting minutes with the following
19 change: on line 32 change the wording "**in writing**" to "**to review and edit**". Bill Lynch
20 seconded the motion, all voted in favor. The motion carried.
21

22 **Treasurer's Report:** none given
23

24 **Managers Report:**

25 • Manager reported that there are 8 delinquent accounts as of July 31, 2010 with most being
26 from the 2010 assessment. 4 properties' intent to lien letters had expired, 1 property is in
27 foreclosure and 3 had been sent delinquency notices.
28

29 • **Violations:**

- 30 ○ Manager reported that there are 22 open violation notices at the end of July. 4 for
31 lawn maintenance, 11 for dead/dying lawn, 5 for dirty roofs, 1 for dirty driveway
32 and 1 miscellaneous ACC violation. A summary report of the violations was
33 presented to the board.
- 34 ○

35 Manager reported account balances and actions taken at the board's request since the last
36 meeting. A copy of the management report will be kept on file with these minutes.
37

38 **Projects Reports**

39 **Newsletter:**

- 40 • Bob Fleischner, President of Glen Abbey West, reported that a meeting of the Newsletter Committee
41 was held on August 23, 2010 to discuss the content of the next issue and to assign responsibilities.
42 Items discussed to be included in the newsletter are funding for the 17/92 entrance maintenance, a
43 violation reminder, photos and ideas on the proposed fountain to be installed at the Pine Meadow
44 pond. It was noted that Debbie Cerankowski, HOA President of Glen Abbey Community HOA,
45 would provide 2 pages of content. The newsletter is expected to be 20 pages total.
46 47

48 **Website:**

- 49 • Mr. Fleischner reported that the association's documents have been placed on the
50 community's website in a searchable format for informational purposes and has added
51 a disclaimer explaining that they are not to be considered "official" documents. Mr.
52 Fleischner also reported that he has posted the prior meeting minutes.
53

54 **Pond on Pine Meadow:**

- 55 • Bill Lynch reported that he has solicited bids from two companies for a fountain on the
56 pond. Mr. Lynch remarked that The Lake Doctors had been the most responsive. The
57 fountain being considered is to be 8 feet high and 25 feet in diameter with optional
58 lighting. Examples of the proposed fountain type were presented to the board and the
59 homeowners present. The fountain is expected to cost between \$5,000 and \$6,000.
60 Mr. Lynch expects to have to quotes by the next board meeting.
61

62 **Vacant Lots**

- 63 • Mayra Suggs reported the outcome of the meeting Jack Wilson (Director Glen Abbey
64 Community HOA) had with City officials regarding the vacant Lots purchased by FEMA
65 and currently owned by the City of DeBary. Mayra has volunteered for a joint Glen
66 Abbey West/ Glen Abbey Community committee to discuss the future of the lots with
67 city officials. The plan is to present to the City a proposal for the lots and to place the
68 burden on the City to either approve or deny the request in writing.
69

70 **UNFINISHED BUSINESS**

71 **House Colors:**

- 72 • No movement since the last meeting
73
74

75 **ACC Requests**

76 **Motion:** Bob Fleischner made a motion to approve the 478 North Pine Meadow's ACC
77 application for installation of a wood fence along the rear lot line with the stipulations that
78 it is being allowed because and only because it is a continuation of an existing fence and
79 that there be no perpendicular construction adjacent to it and that it does not abut any
80 other GAW properties; Lynda Kane seconded the motion. Three directors voted in favor of
81 the motion, Director Lynch voted against. The motion carried 3 votes to 1.
82

83 **Motion:** Bill Lynch made a motion to allow 536 S. Pine Meadow more time to correct their
84 lawn issues; seconded by Bob Fleischner. All voted in favor, the motion carried.
85
86
87

88 **Pond Maintenance Letters**

- 89 • President Fleischner asked manager if these letters had been sent. Manager reminded
90 Mr. Fleischner that he had offered to write the letters and forward to the manager. Mr.
91 Fleischner then requested that the manager meet with the DeBary City Manager and
92 discuss the ponds as a homeowner has stated that the city is responsible for
93 maintaining the ponds.
94
95

96 **OPEN FORUM**

- 97 • Homeowner asked if "Guest Speakers" can be posted on the website prior to meetings.
98 • Homeowner asked why the Newsletter meeting was not noticed and why the July board meeting
99 was canceled and no notice given for the August 3, 2010 meeting. President Fleischner responded
100 that the newsletter meeting was a committee meeting and not subject to notice and the August 3,
101 2010 board meeting was noticed by posting signs on the property at least 48 hours in advance. It
102 was noted that the sign may have fallen over but Mr. Fleischner stated that he saw the sign standing
103 the Sunday before the meeting.
104 • Homeowner volunteered to install pipes in the ground for the sign posts to prevent them from falling
105 over.
106 • Homeowner asked if the newsletter would have any content regarding the status of the golf course.
107 President Fleischner responded that he has heard rumors that there are new owners but nothing

108 concrete. Bill Lynch stated that he heard that the new owner would close on the course on
109 September 7, 2010 and will start renovations thereafter.

- 110 • Homeowner asked how many homes are in the association and how many people want to spend \$5-
111 6, 000 on a fountain. Bill Lynch responded that a mailing went out to all homeowners asking for
112 opinions but only a few were returned. Homeowner stated that he felt that the survey wasn't any
113 good and asked if the board represented the homeowners. Bob Fleischner gave two reasons for the
114 pond: aesthetics and to help with pond health.
- 115 • Homeowner stated that with \$30,000 in reserves the board should send a questionnaire asking what
116 should be done with the excess and that the survey should include a self addressed stamped
117 envelope. Bob Fleischner offered to put together a survey to solicit suggestions for possible future
118 projects.
 - 119 ○ Homeowner remarked that the survey should clearly state that decisions will be made from
120 the results of the survey.
 - 121 ○ Bob Fleischner offered to change his article in the next newsletter in an attempt to gauge
122 interest in the pond.
- 123 • Homeowner asked about the repaving of North and South Pine Meadow. Director Kane
124 responded that she has been told by the City that it will be repaved after the drainage
125 work is complete.
- 126 • Homeowner asked if a homeowner were to paint his/her house a color not on the
127 approved palette could the board approve the color. Bob Fleischner felt that they could
128 not if a color palette was in place, other owners present disagreed.
- 129 • Homeowner of 491 N. Pine Meadows requested that the board waive his late fee.

130 **Motion:** Bob Fleischner made a motion to waive the \$25.00 late fee for 491 N. Pine Meadows,
131 motion was seconded by Bill Lynch; all voted in favor the motion carried.

- 132
- 133 • Homeowner stated that board members cannot hold two positions. Asked who had
134 sent him the ACC Stop notice and stated that the board cannot tell him what he can do
135 with his landscaping and cited the Florida Friendly Landscaping Statute.
- 136 • Homeowner stated that she feels that there are two different definitions of what
137 landscaping means and feels that the board should be concerned with hardscaping and
138 not plant placement.
- 139 • Bob Fleischner added that the Bylaws state "changes to landscaping"

141 **Action Items:**

142 The manager was requested to perform the following:

- 143 • Ask Landscape Company (Mowman) to mow behind the pond on Glen Abbey Lane and
144 N. Pine Meadows with no increase in the monthly fee if unwilling ask them to quote the
145 extra cost.
- 146 • Manager was requested to meet with the DeBary City Manager to discuss the ownership
147 and maintenance responsibilities for the water retention areas within the community.
- 148 • Check for shrubs overgrowing walkways during next property inspection.

150 **Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 9:55 pm

151
152 Respectfully submitted for the Secretary of the Board of Directors.

153
154
155 Randy Bowman, LCAM; Hara Management Inc.