

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 December 28, 2010

4
5 **CALL TO ORDER**

6 The President called the meeting to order at 7:10 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, and
11 Treasurer Lynda Kane. Director Mayra Suggs was absent. Randy Bowman represented
12 Hara Management, Inc. A sign with meeting date and time was posted at the entrance of
13 the community 48 hours in advance of the meeting in accordance with Florida Statutes.
14 Three homeowners were in attendance.

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16 **APPROVAL OF MINUTES**

17 Bob Fleischner made a motion to approve the November meeting minutes as submitted. Bill
18 Lynch seconded the motion, all voted in favor. The motion carried.

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20 **Treasurer's Report:** Bob Fleischner

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22 **Managers Report:**

- 23 • Manager reported that there are 5 delinquent accounts as of November 30, 2010 with
24 most being from the 2010 assessment.

25
26 **Violations:**

- 27 • Manager reported that there were 23 open violation notices at the end of November and
28 asked if the board wishes to continue with dead lawn violations during the winter months.
29 Board consensus was to continue to enforce lots with obviously dead and bare areas. A
30 summary report of the violations was presented to the board.

31
32 Manager reported account balances and actions taken at the board's request since the last
33 meeting. A copy of the management report will be kept on file with these minutes.

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35 **Projects Reports**

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37 **Newsletter:**

- 38 • Bob Fleischner, President of Glen Abbey West, reported that the Holiday Edition had been
39 delivered. This edition included pictures from the Halloween Contest.

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41 **Website:**

- 42 • Mr. Fleischner reported that the links for past management reports have been
43 activated.

44
45 **Pond on Pine Meadow:**

- 46 • The fountain project has been tabled until further notice.

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48 **UNFINISHED BUSINESS**

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50 **House Colors:**

- 51 • Director Kane reported that she had visited Color Wheel and got more paint chips to
52 be used by the committee to select more color options. Director Kane expects that it
53 will take two more meetings of the committee to finalize the color choices.
54 Completion is expected in March 2011.

55 **NEW BUSINESS**

56

57 **Rules for Addressing the Board**

- 58 • Discussion was held on adopting rules for homeowners who wish to address the board.
- 59 Mr. Fleischner cited FL Statute 720 2(a)(b). Mr. Fleischner suggested rules similar to
- 60 those used by the DeBary City Council be adopted. Mr. Fleischner and Mr. Lynch
- 61 expect to have a first draft of the proposed rules by the January 2011 board meeting.

62

63 **Attorney’s Opinion regard the Board’s authority to spend Assoc. Funds.**

- 64 • Mr. Fleischner reported that the Association’s Attorney stated that the board has the
- 65 right to collect special assessments and spend the funds however, upon further
- 66 review, in the attorney’s opinion, the board cannot spend funds for capital
- 67 improvement projects without a 2/3 affirmative vote of the membership. This being
- 68 said, Director Fleischner stated that he would like to return a majority of the reserve
- 69 funds back to the membership. Director Lynch requested more time to research
- 70 before a decision is made.

71

72 **Wood Fence on Pine Meadows**

- 73 • Director Kane believes that the fence was installed when the homes pool was built.
- 74 Manager reported that he could not find the provision in the community’s documents
- 75 that prohibited wood fences.

76

77 **Owner Correspondence**

- 78 • The Owner of 126 Alexandra Woods has requested more time to correct covenant
- 79 violations regarding his lawn.

80 **MOTION:** Bob Fleischner made a motion to allow 126 Alexandra Woods Dr. more time to

81 correct the lawn issues provided that there is a working sprinkler system in place and the

82 lawn either sodded by June 1, 2011 or seeded by May 1, 2011. Bill Lynch seconded the

83 motion; all voted in favor. The motion carried.

84

85 **OPEN FORUM**

- 86 • Homeowner stated that if he finds that the board has been spending association funds on the
- 87 ponds that he believes are not the association’s property then he will sue each director individually.
- 88 Homeowner also asked if bids had been solicited for new management.

89

90 **Action Items:**

91 The manager was requested to perform the following:

- 92 • Add Newsletter sample to the archive
- 93 • Hold December Mowman check until the January 2011 meeting
- 94 • Send a copy of the management contract to Bill Greene via certified mail return
- 95 receipt requested.
- 96 • Send the amount of funds to Bob Fleischner that would need to be transferred to the
- 97 operating account to end 2010 in the black.
- 98 • Forward Password and login Info for Larsen & assoc. Ready Collect Website to board
- 99 • Get Payoff amount received for 110 Alexandra Woods
- 100 • Get copy of DeBary City Council speaker sign-in form
- 101 • Ask attorney if Fence construction requirements can be set by the board.

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103 **Next Meeting Date:** January 25, 2010

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105 **Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 9:52 pm

106

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

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109 Randy Bowman, LCAM; Hara Management Inc.