

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 November 30, 2010
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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
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10 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

11 Board members present were President Bob Fleischner, Vice President Bill Lynch, and
12 Treasurer Lynda Kane. Director Mayra Suggs was absent. Randy Bowman represented
13 Hara Management, Inc. A sign with meeting date and time was posted at the entrance of
14 the community 48 hours in advance of the meeting in accordance with Florida Statutes.
15 Seven homeowners were in attendance.
16

17 **GUEST SPEAKER**

18 Jack Wilson, chairman of the joint community committee for the vacant lots, gave an update
19 of actions taken and items discussed at the committee meetings. Mr. Wilson reported that
20 the committee is proposing that the vacant lots be developed as "pocket parks" to include
21 walking trails, a half-court basketball court and gazebo. Parks would be open sun up to
22 sundown and are expected to cost \$15-20K. Committee to investigate the potential hiring of
23 a grant writer in order to obtain grants for the project.
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25 **APPROVAL OF MINUTES**

26 Bob Fleischner made a motion to approve the October meeting minutes with the following
27 changes: remove the word "were" from line 57. Bill Lynch seconded the motion, all voted in
28 favor. The motion carried.
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30 **Treasurer's Report:** none given
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32 **Managers Report:**

- 33 • Manager reported that there are 5 delinquent accounts as of October 31, 2010 with most
34 being from the 2010 assessment.
35 • Manager presented two homes, 496 & 520 N. Pine Meadow, as having exceeded the 45
36 day notice of intent to foreclose and asked if the board wished to move forward with
37 foreclosing their liens at this time. With no motion forthcoming, no action will be taken at
38 this time.
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40 • **Violations:**

- 41 ○ Manager reported that there were 34 open violation notices at the end of
42 November. A summary report of the violations was presented to the board.
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44 Manager reported account balances and actions taken at the board's request since the last
45 meeting. A copy of the management report will be kept on file with these minutes.
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47 **Projects Reports**
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49 **Newsletter:**

- 50 • Bob Fleischner, President of Glen Abbey West, reported that the newsletter was at the printer and
51 is expected to be delivered the 2nd week of December. This edition will include pictures from the
52 Halloween Contest; Notice of a Christmas Decoration Contest; Irrigation schedule; an interview
53 with the new golf course owner and other pertinent information.

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Website:

- Mr. Fleischner reported that the links for past management reports will be activated.

Pond on Pine Meadow:

- Bill Lynch reported that 3 proposals have been received for the electrical service however Mr. Lynch felt that there were too many differences in the quotes and that the scope of work needed to be refined in order to make a fair comparison.

UNFINISHED BUSINESS

House Colors:

- Director Kane reported that she had visited Color Wheel and got more paint chips to be used by the committee to select more color options. Once the new selections are returned to Color Wheel it is expected to take approximately 30 days for the palette book to be assembled.

NEW BUSINESS

2011 Management Services

- No action taken at this time

ARC Application 546 S. Pine Meadows

- Board members present agreed unanimously to approve the application.

Cost Deposits for Association Lien Foreclosures on 520 NPM and 496 NPM

- Board consensus at this time is to withhold further action on the foreclosures.

OPEN FORUM

- Homeowner asked where the board gets its authority to spend association funds for a fountain and other items.

Action Items:

The manager was requested to perform the following:

- Have the Association’s Attorney give a written opinion regarding the Board’s authority to spend association funds for capital improvements without a membership vote and any restrictions on the amount.
- Obtain proof that work being billed by Larsen and Associates is being done.
- Have check cut for \$25.00 to DeBary Nursery for Holiday Decorating Contest Prize.
- Send letter to 120 Alexandra Woods with copy of CCR Final Notices and H/O request for extension and ask the following: Has work been completed? If yes, Please provide proof. If promised actions are not completed the board is ready to take whatever legal actions are necessary to force compliance and that the homeowner will be responsible for the legal fees.

Motion to Adjourn: (Lynch/Kane) unanimous, meeting adjourned 9:40 pm

Respectfully submitted for the Secretary of the Board of Directors.

Randy Bowman, LCAM; Hara Management Inc.