

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 **BOARD OF DIRECTORS MEETING MINUTES**
3 **October 25, 2010**

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6 **CALL TO ORDER**

7 The President called the meeting to order at 7:05 PM at the DeBary Community Center (a.k.a.
8 Florence K. Little Memorial Hall) 16 Columba Rd, DeBary, FL 32713
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10 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

11 Board members present were President Bob Fleischner, Vice President Bill Lynch, Director
12 Mayra Suggs and Treasurer Lynda Kane. Randy Bowman represented Hara Management, Inc.
13 Meeting notices were mailed to all homeowners 14 days prior. Eight (8) homeowners were in
14 attendance.
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16 **APPROVAL OF MINUTES**

17 Bob Fleischner made a motion to approve the August meeting minutes with the following
18 change: Add "Director Kane volunteered to assemble the committee" to line 67. Lynda Kane
19 seconded the motion, all voted in favor. The motion carried.
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21 **Treasurer's Report:** President Fleischner ask if anyone notices any anomalies on the
22 financial statements. With none forthcoming the manager gave an update on the Associations
23 finances.
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25 **Managers Report:**

- 26 • Manager reported the delinquent accounts as of September 30, 2010 with most being from
27 the 2010 assessment.
- 28 • Manager informed the board that the signature cards from BB&T had been received.

29 **MOTION:** Bob Fleischner made a motion to use BB&T Bank as the association's primary
30 bank. Bill Lynch seconded the motion; all voted in favor. The motion carried.
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32 • **Violations:**

- 33 o Manager reported that there were 35 open violation notices at the end of
34 September. A summary report of the violations was presented to the board.
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36 Manager reported account balances and actions taken at the board's request since the last
37 meeting. A copy of the management report will be kept on file with these minutes.
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39 **Projects Reports**

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41 **Newsletter:**

- 42 • Bob Fleischner, President of Glen Abbey West, reported that the Fall Newsletter had been delivered
43 with Surveys inserted. 13 Surveys had been returned by the deadline and 9 were received after.
44 The next News Letter is expected to be delivered the first week of December. The deadline to
45 submit content is November 8, 2010.
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47 **Pond on Pine Meadow:**

48 **MOTION:** Bob Fleischner made a motion to place the pond project on hold. Bill Lynch
49 seconded the motion; all voted in favor. The motion carried.
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54 **Website:**

- 55 • Mr. Fleischner reported that all prior management reports had been received and up
56 loaded to the server but had not been linked to the website yet and that the most
57 recent meeting minutes are available.

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59 **NEW BUSINESS**

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61 **2011 Budget**

- 62 • Mr. Fleischner stated that he feels more cuts can be made in the proposed budget for
63 2010 in order to keep 2011 assessments at 2010 levels. Mr. Fleischner explained that
64 approximately \$2,500 in assessments had not been collected in 2010 and prior years.
65 • Mr. Fleischner was able to get the website host to reduce their fees for 2011.
66 • Mr. Fleischner then proposed the following revisions to the proposed 2011 budget:
67 ○ Increase line item 5346 to \$300.00
68 ○ Reduce line item 5427 to \$480.00
69 ○ Reduce line item 5615 to \$900.00
70 ○ Reduce line item 5681 to \$75.00
71 ○ Include \$2553.20 from the contingency reserve to line item 4999
72 • Manager stated that HMI would not seek and increase in management fees for 2011.
73 Homeowner suggested that the board solicit bids for management services. Manager
74 Bowman offered to obtain sealed bids if the board wishes. Board agreed to solicit bids
75 themselves.
76 • Bob Fleischner requested that Director Lynch speak to Frank Miller of the Neighbors of
77 Glen Abbey regarding changing the 17/92 entrance landscaping to Florida Friendly
78 landscaping. GAW currently donates \$2,500 per year for its maintenance.

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80 **MOTION:** Bob Fleischner made a motion to adopt the proposed 2011 budget as amended.
81 Bill Lynch seconded the motion; all voted in favor. The motion carried.

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83 **OPEN FORUM**

84 **Monthly Covenant Inspections**

- 85 • President Fleischner spoke briefly about covenant inspections due to the recent letters concerning
86 violation notices received by homeowners. Mr. Fleischner noted that in the past someone from the
87 board has ridden along with the property manager to help him/her to gauge the level of enforcement
88 expected. This was done with the current manager on October 15, 2010.
89 • Homeowner suggested that the property manager inspect the rear yards from the golf course.
90 • Homeowner stated that they think the board is doing a great job.
91 • Bob Fleischner apologized to a homeowner for an ARC violation notice that he had directed the
92 property manager to send. After reviewing past photos Mr. Fleischner realized that the changes to
93 the homeowner's landscaping had been minimal and did not warrant an ARC approval.
94 • Mayra Suggs reported that the Joint Committee (GAW/GAC) for the City Owned Lots had met twice
95 and that Jack Wilson of GAC had been in contact with FEMA and has received written proof that
96 FEMA will allow certain structures on the lots for recreational purposes. Some suggestions for the
97 lots are for the establishment of "pocket parks", a half court basketball court and playground
98 equipment. Pocket Parks would be turned over to the City. Grants may be available. Ms. Suggs
99 also reported that if volunteers from GAC/GAW are used on the lots the Associations would need to
100 obtain insurance to cover them and that the GAC Annual Meeting was scheduled for October 28,
101 201 at the Glen Abbey Restaurant and invited all board members to attend.
102 • The next meeting of the Joint Committee will be held November 22, 2010 at the Library.
103 • Homeowner reported that he believes the school on the corner of Toronto and Highbanks is vacant.
104 • Director Kane reported that the Deland Beacon is trying to obtain entrance into the two gated
105 subdivisions to deliver the News letter. Ms. Kane also noted that the Mayor had agreed to act as
106 Judge for the Halloween Yard Directing Contest.

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108 **Action Items:**

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The manager was requested to perform the following:

- Add management services bids to the next agenda
- Email copy of Hara Contract to Bob Fleischner
- Ask BB&T Bank in Debary if they have meeting space available.
- Have check cut to DeBary Nursery for \$25.00
- Get Bob a copy of the Debary Commission Meeting Speaker requirements.

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.