

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

4
5
6 **CALL TO ORDER**

7 The President called the meeting to order at 7:07 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, and
12 Treasurer Lynda Kane. Director Mayra Suggs was absent. Randy Bowman represented Hara
13 Management, Inc. A sign with meeting date and time was posted at the entrance of the
14 community 48 hours in advance of the meeting in accordance with Florida Statutes. One
15 homeowner was in attendance.

16
17 **APPROVAL OF MINUTES**

18 Bob Fleischner made a motion to approve the August meeting minutes with the following
19 changes: remove the wording "**and management reports**" and add "**to solicit**
20 **suggestions**" on page 3. Lynda Kane seconded the motion, all voted in favor. The motion
21 carried.

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

24
25 **Managers Report:**

- 26 • Manager reported that there are 8 delinquent accounts as of August 31, 2010 with most
27 being from the 2010 assessment.
- 28 • Manager reported that due to an error on his part two delinquent properties had been
29 forwarded to the attorney's office for lien filing even though the board had not voted to do
30 so. Manager asked if the board wished to keep the liens in place or to have them removed.

31 **MOTION:** Lynda Kane made a motion to retain the liens on 496 and 520 N. Pine Meadows.
32 Bill Lynch seconded the motion, all voted in favor. The motion carried.

33
34 • **Violations:**

- 35 o Manager reported that there were 35 open violation notices at the end of August. 4
36 for lawn maintenance, 8 for dead/dying lawn, 20 for dirty roofs, 3 for Lawn
37 maintenance, 3 for Rust discoloration on exterior and 1 for mold/mildew on exterior.
38 A summary report of the violations was presented to the board.

39
40 Manager reported account balances and actions taken at the board's request since the last
41 meeting. A copy of the management report will be kept on file with these minutes.

42
43 **Projects Reports**

44
45 **Newsletter:**

- 46 • Bob Fleischner, President of Glen Abbey West, reported that the newsletter was at the printer and is
47 expected to be delivered the 2nd week of October and would include a survey.

48
49 **Website:**

- 50 • Mr. Fleischner reported that the association's documents will be separated (i.e. CC&R,
51 Bylaws and Articles of Incorporation) and past management reports will be posted.

52
53
54 **Pond on Pine Meadow:**

- 55 • Bill Lynch reported that 2 proposals have been received for the replacement fountain
56 and 1 bid for a 3 tiered fountain. Lake Doctors had the most competitive bid and is
57 able to start work within 45 days from receipt of the signed contract. Mr. Lynch also
58 suggested that an electrical outlet be installed along the fence on N. Pine Meadows
59 when the electrical service for the fountain is installed. The purpose of the outlet would
60 be for use with Holiday lights and other decorations as needed. All board members
61 present agreed with this recommendation.

62 63 **UNFINISHED BUSINESS**

64 65 **House Colors:**

- 66 • No movement since the last meeting. Mr. Fleischner suggested a committee be formed
67 to suggest colors for the palette. Director Kane volunteered to assemble the
68 committee.

69 70 **Pond Maintenance Letters**

- 71
72 • President Fleischner requested that the manager send these letters requesting that
73 either the owners of record maintain the ponds or quit-claim deed them to the
74 community as per the community's documents.

75 76 **NEW BUSINESS**

77 78 **Roof Cleaning**

- 79 • Director Kane reported that her neighbor has an impeccable home and is upset about
80 receiving a violation notice for a dirty roof. Ms. Kane questioned whether or not the
81 board should direct the manager to send letters of apology to homeowners that
82 received these notices.
- 83 • Mr. Fleischner stated that he would do a "ride-along" with the property manager to help
84 him gauge the level of covenant enforcement the board expects.
- 85 • Director Lynch stated he has an issue with requiring roofs to be cleaned as it can be
86 detrimental to the roof.
- 87 • Ms. Kane suggested that the survey to be sent in the newsletter include something
88 about roofs.
- 89 • Mr. Fleischner stated that after the ride-along new letters would be sent to homes
90 determined not to be in violation of the covenants.

91 92 **Owner Correspondences**

- 93 • Manger presented the board with five letters from homeowners regarding items such as
94 roof cleaning and lawn maintenance.

95 96 **Halloween Yard Decorating Contest**

- 97
98 • Bob Fleischner suggested that the Association match the \$25.00 gift card offered by
99 DeBary Nursery to be given as the prize for the Halloween Yard Decorating Contest
- 100 • Director Kane stated that she feels that a lot of the decoration will be done by kids and
101 suggested that gift certificates for items such as pizzas be solicited from area
102 restaurants for the best "kid" decorated yard.
- 103 • Bob Fleischner suggested that that would be better for the Holiday contest as the
104 newsletter is already at the printer and states the current \$50.00 gift certificate. Mr.
105 Fleischner also suggested that Lynda offer a small "free" ad in the newsletter for
106 donors.

107 **MOTION:** Bob Fleischner made a motion to match the \$25.00 gift card from DeBary Nursery.
108 Lynda Kane seconded the motion, all voted in favor. The motion carried.

109
110 **OPEN FORUM**

- 111 • Director Kane asked if a welcome letter can be sent to new homeowners. Manager responded that
112 new homeowners do receive a welcome letter. Manger was requested to send a copy of the
113 welcome letter to the board.
114 • Ms. Kane suggested that the board put together a project list. Mr. Fleischner responded that this
115 has already been done.
116 • Homeowner stated that they had submitted plans for a pool and addition over a year ago but do to a
117 family illness had they had to put the project on hold. The owner stated that they have reapplied for
118 the building permit and expect construction to commence in 3-4 months. Homeowner received
119 written approval from the association on July 1, 2009.
120

121 **Action Items:**

122 The manager was requested to perform the following:

- 123 • Order 2 one sided meeting signs to be placed opposite the existing signs
124 • Send prior Management reports to Bob F.
125 • Send letters to pond owners and request a response within 14 days
126 • Let Bob F. know when the management contract expires
127 • Check for overgrown shrubs at lot 16 Alexandra Woods (200 A/W)
128 • Email Bill W. contact info for Meyers and Pat's Electric
129 • Check yards 484 and 495 NPM
130 • Send copy of welcome letter to board
131

132 **Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 9:10 pm
133

134 Respectfully submitted for the Secretary of the Board of Directors.
135

136
137 Randy Bowman, LCAM; Hara Management Inc.