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3 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
4 **BOARD OF DIRECTORS MEETING MINUTES**
5 **December 27, 2011**
6

7 **CALL TO ORDER**

8 The President called the meeting to order at 7:12 PM at the Perkins Restaurant located at 1286
9 Saxon Blvd, Orange City, FL 32713.

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11 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

12 Board members present were President Bob Fleischner, VP Bill Lynch and Director Karim
13 Moghari. Directors Suggs and Kane were absent. Carol Rumely represented Hara Management,
14 Inc. A sign noticing the meeting was posted at the entrance of the community more than 48 hrs
15 as required by FS 720 for a regular board meeting.

16
17 **APPROVAL OF MINUTES**

18 A motion to approve the November 2011 meeting minutes as presented was made
19 (Fleischner/Lynch) and carried unanimously.

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21 **TREASURER REPORT:** President Fleischner advised he did not see any anomalies in the
22 financial statements and Mr. Lynch confirmed that was also his perspective.

23
24 **MANAGER REPORT:**

25 Ms. Rumely summarized the written manager report in the meeting package and advised that no
26 action from the Board was required at this time on the collection matters or covenant violations.
27

28 **PROJECT REPORTS**

29 **Newsletter:**

- 30 • Mr. Fleischner advised that he is seeking for articles for the Spring edition of the
31 newsletter scheduled for publication in February 2012. He reported that the lead story in
32 the Winter edition was the bears roaming the neighborhood and that it had been
33 distributed.

34 **Website:**

- 35 • Mr. Fleischner advised the website is up to date and asked that Ms. Rumely send him a
36 copy of the approved minutes for posting.

37
38 **UNFINISHED BUSINESS**

39 • **RFP Draft for Landscaping**

40 Discussion ensued on the various proposals and the benefits to keeping Mowman. Mr.
41 Fleischner advised Ms. Rumely to table this item until the next meeting so the Board has
42 more time to review the contracts in depth. A selection decision was tabled until the next
43 meeting.

44 • **Color Palettes for House Paint**

45 Mr. Lynch advised the committee had not completed their work yet due to the holidays
46 and asked that this item be tabled until the next meeting.

47
48 **NEW BUSINESS**

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50 **ACC Applications:**

- 51 • The Board reviewed the ARC for house paint on 495 NPM was illegible however, they
52 would approve the application. In the future, HMI is to require paper submissions with
53 color chips.
54

55 **Owner Correspondence**

- 56 • None
57

58 **Action Items:**

59 The manager was directed to perform the following:

- 60 • Check with water utility on 402 Quiet Meadow-Volusia County provides water/sewer
61 services. Send response to BOD President for distribution.
62 • Ask Mowman to dismantle the picnic table at Alexandra Woods and Toronto and discard.
63 • Check with City of DeBary to obtain plat maps identifying ownership of the various ponds
64 in Glen Abbey and acquire drainage plans if available.
65

66 **Next Meeting Date: January 31, 2012 at Perkins Restaurant**
67

68 **Motion to Adjourn:** Fleischner/Lynch; unanimous, meeting adjourned 8:10 pm
69

70 Minutes taken by: Carol Rumely, LCAM
71 Hara Management Inc.