

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 **BOARD OF DIRECTORS MEETING MINUTES**

3 July, 2010

4 Meeting postponed until August 3, 2010

5
6 **CALL TO ORDER**

7 The President called the meeting to order at 7:16 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, Treasurer
12 Lynda Kane, and Director Mayra Suggs. Randy Bowman represented Hara Management, Inc.
13 A sign with meeting date and time was posted at the entrance of the community 48 hours in
14 advance of the meeting in accordance with Florida Statutes. No homeowners were in
15 attendance.

16
17 **APPROVAL OF MINUTES**

18 Bob Fleischner made a motion to approve the April meeting minutes with the following
19 change: on line 82 change the word **mat** to **may**. Bill Lynch seconded the motion, all voted
20 in favor. The motion carried.

21
22 **GUEST SPEAKER**

23 Jack Wilson, board member of Glen Abbey Community HOA, spoke about his meetings with
24 the city and FEMA representatives regarding the city owned vacant lots. Mr. Wilson
25 questioned the officials about what would be allowed to be done to/on the lots. He asked that
26 their answer be given in writing. Mr. Wilson then read aloud the response from FEMA which
27 was that no structures can be placed on the lots and that they be allowed to return to their
28 natural state. As the meaning of what "natural state" is debatable, Mr. Wilson suggested that
29 his homeowner's association submit plans for the lots and let the city officials either approve
30 or deny them in writing. Mr. Wilson has volunteered to be the "point man" to the city for the
31 two associations. Mayra Suggs and Lynda Kane both have volunteered for a committee to
32 develop a plan for the lots. Bob Fleischner offered his expertise as a technical writer to review
33 and edit the proposal.

34
35 Mr. Wilson also presented pictures of drought tolerant/xeriscape style landscaping that he feel
36 may work on the lots as well as at the Enterprise entrance to the community.

37
38 **Treasurer's Report:** none given

39
40 **Managers Report:**

- 41 • Manager reported that there are 9 delinquent accounts as of June 30, 2010 with most
42 being from the 2010 assessment. 4 properties' intent to lien letters had expired and the
43 board was asked if they would like them forwarded to the attorney's office for lien filing.
44 1property is in foreclosure and 4 had been sent delinquency notices.

45 **MOTION:** Bob Fleischner made a motion to send the two properties that were delinquent in
46 their 2009 and 2010 assessments to the attorney for lien filing and to send a letter with an
47 offer of a payment plan to the two delinquent in their 2010 assessment. Mayra Suggs
48 seconded the motion; all voted in favor. The motion carried.

49 **Note: Mr. Fleischner is to prepare the letter/payment plan and forward to the**
50 **manager.**

- 51 • **Violations:**

- 52 o Manager reported that 12 new violation notices had been sent for the months of
53 May and June. 1 for lawn maintenance, 10 for dead/dying lawn and 1 for boat in
54 driveway. A summary report of the violations was presented to the board.
55 Manager reported account balances and action taken at the board's request since the last
56 meeting. A copy of the management report will be kept on file with these minutes.
57

58 **Projects Reports**

60 **Newsletter:**

- 61 • Bob Fleischner, President of Glen Abbey West, reported that the deadline for content to be included
62 in the 2nd issue is mid September and that he will notify Glen Abbey Community of an advanced
63 deadline in the hopes that they will supply their promised content on time.
64

65 **Website:**

- 66 • Mr. Fleischner reported that the association's documents have been placed on the
67 community's website for informational purposes and has added a disclaimer explaining
68 that they are not to be considered "official" documents. Mr. Fleischner also reported
69 there have been more than 25,000 visits to the website. He also gave some statistics
70 on items such as items viewed and length of visits.
71

72 **Pond on Pine Meadow:**

- 73 • Bill Lynch reported that he expects to have 2 proposals and a report ready for the
74 newsletter. Director Kane asked if a bench would be allowed along the pond as she
75 would like to dedicate one to her son. Mr. Fleischner stated that he would take her
76 offer under consideration.
77

78 **UNFINISHED BUSINESS**

80 **House Colors:**

- 81 • President Fleischner suggested that the board hold a working meeting as a committee
82 to discuss house colors to recommend to the board. No date has been set.
83

84 **OPEN FORUM**

- 85 • With no homeowners in attendance discussion was limited to agenda items.
86

87 **Action Items:**

88 The manager was requested to perform the following:

- 89 • Send a breakdown of fees and assessments owed by delinquent owners to Mr.
90 Fleischner.
- 91 • Send pdf file of pond owners to Bob Fleischner
- 92 • Send manager's property inspection schedule to Mr. Fleischner
- 93 • Request that 228 Alexandra Woods submit an ACC request for the landscaping work
94 they are doing.
- 95 • Bring all checks requiring Mr. Fleischner's signature to board meetings instead of
96 mailing them to him.
- 97 • To label these minutes as July 2010
- 98 • Look up ownership of property behind 478 N. Pine Meadows and contact their HOA to
99 see if the fence they installed was approved.
00

01 **Motion to Adjourn:** (Fleischner/Lynch) unanimous, meeting adjourned 9:02 pm
02

03 Respectfully submitted for the Secretary of the Board of Directors.
04

05 Randy Bowman, LCAM; Hara Management Inc.