

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**

2 **BOARD OF DIRECTORS MEETING MINUTES**

3 May 31, 2011

4  
5 **CALL TO ORDER**

6 The President called the meeting to order at 7:07 PM at the Perkins Restaurant, 1286 Saxon  
7 Blvd, Orange City, FL 32763

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9 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

10 Board members present were President Bob Fleischner, Director Lynda Kane, and VP Bill  
11 Lynch. Director Mayra Suggs was absent. Randy Bowman represented Hara Management,  
12 Inc. A sign with meeting date, time and location was posted at the entrance of the  
13 community at least 48 hours in advance of the meeting in accordance with Florida Statutes.  
14 Four (4) homeowners were in attendance.

15  
16 **APPROVAL OF MINUTES**

17 Bob Fleischner made a motion to approve the April 2011 meeting minutes as submitted. Bill  
18 Lynch seconded the motion, all voted in favor. The motion carried.

19  
20 **Treasurer's Report:** President Fleischner reviewed the financial statements and reported  
21 that he did not note any issues with them. Manager reported account balances during his  
22 management report.

23  
24 **Managers Report:**

25 **Delinquencies**

- 26 • Manager reported that there are seven (7) delinquent accounts as of May 27, 2011.  
27 Manager reported that of the three (3) properties that the board had previously voted to  
28 table the collection efforts for one has paid in full (224 Alexandra Woods).

29  
30 **Violations:**

- 31 • Manager reported that there were 30 open violations in May with 27 new violations  
32 having been opened since the April inspection. A summary report of the violations was  
33 presented to the board.
- 34 • Manager presented color photos of homes that had received their final notices and still  
35 had not corrected. Mr. Fleischner stated that he would be placing a notice in the next  
36 News Letter that enforcement of lawn violations will be increased as well as tips on lawn  
37 care and types of lawns allowed. At Mr. Fleischner's request and approval manager  
38 included a notice with the 9 principles of a Florida Friendly Landscape as well as a  
39 statement that the HOA no longer requires lawns to be St. Augustine grass only in the  
40 mail-out for the Annual Meeting.
- 41 • Board consensus is to withhold further enforcement for these properties until after the  
42 News Letter comes out and the Annual Meeting.

43  
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.

46  
47 **Projects Reports**

48  
49 **Newsletter:**

- 50 • Bob Fleischner, President of Glen Abbey West, reported that the 1<sup>st</sup> quarter Newsletter has been  
51 delivered and provided a copy to manager for archiving. Mr. Fleischner expects the 2<sup>nd</sup> quarter  
52 News letter to be delivered in mid-June. A homeowner that had requested that the board ask the  
53 City and/or County do something to abate the noise from I-4 was asked to submit an article

54 regarding this issue in order to form a committee of volunteers to address the problem. Mr.  
55 Fleischner stated that while he does not feel that it is within the board's purview to address this  
56 issue the committee would have the full support of the Board.  
57

#### 58 **Website:**

- 59 • Mr. Fleischner reported that website is 100% up-to-date with documents and meeting  
60 minutes. Homeowner stated that old information is still on the website. Mr. Fleischner  
61 stated that he would check and archive if needed.  
62

#### 63 **UNFINISHED BUSINESS**

##### 64 **House Colors:**

- 65 • Director Lynch has committed to taking the lead on this project. Mr. Lynch has been  
66 in contact with Benjamin Moore and stated that he would like to see some type of  
67 software on the community's website to help homeowners choose colors. Mr.  
68 Fleischner stated that he felt that the colors cannot be web based due to differences in  
69 the way colors are displayed on different computers/monitors. Mr. Lynch agreed that  
70 a hard copy will be required.  
71  
72

##### 73 **Rules for Addressing the Board**

- 74 • Mr. Lynch reported that he has finalized the new rules. Mr. Fleischner asked that he  
75 be emailed a copy.  
76

#### 77 **NEW BUSINESS**

##### 78 **Annual Meeting Referendum Questions**

- 79 • President Fleischner stated that he would like to put the following question before the  
80 membership
  - 81 ○ Allowing the Board to Approve Expenditures for Capital Improvements
  - 82 ○ Change of the Governing Documents to allow the parking of boats and/or  
83 trailers on the rear of lots as long as they are not visible for the street. Mr.  
84 Lynch added that they should not be visible from the golf course either.
  - 85 ○ Lower the percentage required for a quorum of the membership.

86 Mr. Fleischner will address the membership regarding these topics at the Annual  
87 Meeting scheduled for June 21, 2011.  
88

##### 88 **ACC Applications:**

- 89 • The ACC Applications for 110 and 205 Alexandra Woods were unanimously approved  
90

##### 91 **Owner Correspondences**

- 92 • 484 N Pine Meadows requested that they be given an additional two weeks to correct  
93 lawn violations. Board agreed to the request and asked manager to send letter  
94 stating so.
- 95 • 556 Pine Meadow sent letter stating that they are working on correcting lawn issues.
- 96 • 542 Pine Meadows requested that the \$25.00 late fee be removed.

97 **Motion:** Bob Fleischner moved to waive the late fee as a onetime courtesy. Lynda Kane  
98 seconded the motion. Directors Fleischner and Kane voted in favor of the motion, Director  
99 Lynch voted against. The motion carried 2 votes to 1.

- 100 • 215 Alexandra Woods: Board consensus is to table until July 2011 board meeting.  
101

##### 102 **Action Items:**

103 The manager was requested to perform the following:

- 104 • Send letter to 484 N Pine Meadows granting two week extension.
- 105 • Send letter to 556 Pine Meadows thanking them for their efforts to correct lawn issues
- 106 • Send Letter to 542 Pine Meadows stating that this is the last time the board will waive  
107 a late fee for this owner.

- 108       • Add note to 215 Alexandra Woods CCR violation that the board has tabled the request  
109       for more time until the July 2011 board meeting.

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111 **Next Meeting Date:**     Annual Meeting June 21, 2011

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113 **Motion to Adjourn:** Fleischner/Lynch; unanimous, meeting adjourned 9:17 pm

114  
115 Respectfully submitted for the Secretary of the Board of Directors.

116  
117 Randy Bowman, CAM  
118 Hara Management Inc.

APPROVED