

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
2 **BOARD OF DIRECTORS MEETING MINUTES-APPROVED**  
3 **October 25, 2011**

4  
5 **CALL TO ORDER**

6 The President called the meeting to order at 7:12 PM at the Glen Abbey CC Restaurant, 931  
7 N. Pine Meadow Dr., DeBary, FL 32713.  
8

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

10 Board members present were President Bob Fleischner, VP Bill Lynch and Director Karim  
11 Moghari. Carol Rumely represented Hara Management, Inc. A sign noticing the meeting  
12 was posted at the entrance of the community and the meeting was noticed via a written 14-  
13 day notice sent to all Owners of Record as required by FS 720 for a budget meeting.  
14

15 **APPROVAL OF MINUTES**

16 At the President's request, Ms. Rumely read the minutes of the September 27<sup>th</sup> meeting  
17 aloud to the Residents in attendance. A motion to approve the September 2011 meeting  
18 minutes as presented was made (Fleischner/Lynch) and carried unanimously.  
19

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

23 **MANAGER REPORT:**

24 Ms. Rumely summarized the status of the five (5) delinquent accounts as of October 25,  
25 2011 and reviewed the status of collection activities on each. A motion to proceed with Lien  
26 Foreclosure on 114 Alexandra Woods Drive starting with Intent to Foreclose letter from the  
27 attorney was made (Fleischner/Lynch) and carried unanimously.  
28

29 **PROJECT REPORTS**

30 **Newsletter:**

- 31 • Mr. Fleischner reported that he is asking for articles for the winter edition of the  
32 newsletter and that the news of the Halloween Decorating Contest had been missed.  
33

34 **Website:**

- 35 • Mr. Fleischner advised that Ms. Rumely had sent several sets of approved minutes to  
36 be posted on the website. A Resident reported that the front page is still advising of  
37 the cancellation of the July meeting – Mr. Fleischner will correct.  
38

39 **UNFINISHED BUSINESS**

- 40 • **Violations:** Ms. Rumely advised she had included the CCR report and indicated that  
41 none of the open violations required Board decisions at this point. Ms. Rumely was  
42 asked to review the lawns at 120 and 126 Alexandra Woods on her next visit.
- 43 • **Transfer of Contingency Funds:** A motion to approve a transfer of up to \$5000  
44 from the Reserve Contingency Fund to the Operating Fund was made  
45 (Fleischner/Lynch) and carried unanimously. This motion was necessary to have  
46 adequate funds for the expenses of the last quarter of 2011.  
47

48 **RFP Draft for Landscaping**

- 49 • Ms. Rumely provided a summary list of the vendors chosen to receive the RFP for  
50 Landscaping Services. These were sent out on 10/21 and are due back on 11/11. Ms.  
51 Rumely indicated she will update the summary report with pricing and send all the  
52 detailed bids to the Board for review prior to the November meeting.

- 53 • Since there are still questions about the ownership of the pond at Toronto and  
54 Alexandra Woods, Ms. Rumely was asked to contact the City of DeBary for the storm  
55 water study which shows the directional flow of storm water and to contact the City  
56 again regarding the turnover documents which should identify the ownership of this  
57 parcel. In addition, Ms. Rumely was directed to contact the President of the Glen  
58 Abbey Community Services Association regarding the landscaping services to this  
59 area.

60  
61 **Adoption of 2012 Budget and Assessment Rate**

- 62 • Mr. Fleischner opened the budget discussion to the Residents in order to get their  
63 opinions on the budget under consideration. Discussion ensued on the budget items  
64 related to Storage, the TNOGA contribution, landscaping expenses and the Enterprise  
65 entrance item. A motion to approve a 2012 budget of \$38,025.00 and set the  
66 assessment rate at \$225.00 per home annually was made (Fleischner/Moghari) and  
67 carried unanimously.

68  
69 **Adoption of the Rules for Addressing the Board**

- 70 • Mr. Fleischner opened the floor to discussion on the draft Rules. Discussion ensued on  
71 the second bullet under General Policy for Dialog (page 2) which was felt by most  
72 Residents in attendance to be unnecessarily restrictive. The Board discussed the  
73 option to table this vote to another meeting. Ms. Rumely advised of the additional  
74 costs that such a decision would require and the Board consented to make a  
75 modification immediately so they could adopt the Rules. A motion to adopt the Rules  
76 for Addressing the Board with the removal of the second bullet on page 2 was made  
77 (Lynch/Fleischner) and carried unanimously. Ms. Rumely was directed to modify  
78 future agendas to reflect the two Open Forums and to have a supply of these "speaker  
79 cards" available at future meetings.

80  
81 **NEW BUSINESS**

82  
83 **ACC Applications:**

- 84 • None

85  
86 **Owner Correspondence**

- 87 • None

88  
89 **Action Items:**

90 The manager was directed to perform the following:

- 91 • Contact Glen Abbey Community regarding maintenance of the pond at Toronto and  
92 Alexandra Woods  
93 • Contact City of DeBary to obtain a copy of the Storm Water Study and to ask for their  
94 assistance in locating the Owner of the tract at Toronto and Alexandra Woods.  
95 • Update future agendas with the two Open Forum opportunities.

96  
97 **Next Meeting Date: November 29, 2011**

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99 **Motion to Adjourn:** Fleischner/Moghari; unanimous, meeting adjourned 9:25 pm

100  
101 Minutes taken by: Carol Rumely, LCAM  
102 Hara Management Inc.