

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

2 **BOARD OF DIRECTORS MEETING MINUTES**

3 April 26, 2011

4
5 **CALL TO ORDER**

6 The President called the meeting to order at 7:08 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 Mayra Suggs, and VP Bill
11 Lynch. Treasurer Lynda Kane 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 48 hours in advance of the meeting in accordance with Florida Statutes. Ten (10)
14 homeowners were in attendance.

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16 **APPROVAL OF MINUTES**

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

19
20 **Treasurer's Report:** Directors Suggs and Fleischner reviewed the financial statements.
21 Director Fleischner questioned Line item 5605 Late Fee for Management Services and
22 requested that the late fee be credited back to the Association. Manager reported account
23 balances during his management report.

24
25 **Managers Report:**

- 26 • Manager reported that there are ten (10) delinquent accounts as of April 22, 2011 and
27 reminded the board that they had voted to table the collection efforts for three properties
28 until further notice.

29
30 **Violations:**

- 31 • Manager reported that there were 33 open violations in April with 11 new violations
32 having been opened since the March inspection. A summary report of the violations was
33 presented to the board.
- 34 • Manager presented seven (7) homes that had received their final notices and still had not
35 corrected their violations: 103 James Pond; 108 Alexandra Woods; 114 Alexandra
36 Woods; 126 Alexandra Woods; 120 Alexandra Woods; 224 Alexandra Woods; and 495 N
37 Pine Meadows.
- 38 • President Fleischner requested that manager photograph these properties and present at
39 the next meeting.

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

43
44 **Projects Reports**

45
46 **Newsletter:**

- 47 • Bob Fleischner, President of Glen Abbey West, reported that the Newsletter has been delivered.
48 Mr. Fleischner to provide copies to manager for archiving.

49
50 **Website:**

- 51 • Mr. Fleischner reported that website is 100% up-to-date with documents and meeting
52 minutes.

53 **UNFINISHED BUSINESS**

54
55 **House Colors:**

- 56 • With Director Kane absent Director Suggs reported that the committee has been
57 unable to coordinate a meeting to finalize color selections but hopes to do so in the
58 coming weeks.
59

60 **Rules for Addressing the Board**

- 61 • Mr. Lynch presented copies of the rules for addressing the DeBary City Council that he
62 has modified to fit GAW needs. Several homeowners present objected to any rules
63 restricting a homeowners' right to speak at a board meeting. President Fleischner
64 assured those present that the rules are intended to help control meetings and assure
65 respect for the board members and not to limit a homeowner's involvement.
66

67 **Wood Fence on Pine Meadows**

- 68 • Manager reported that he had received an ARC application from the home (546 Pine
69 Meadow) and stated that the fence in question is not wood as previously thought but
70 rather a vinyl fence that imitates wood. Manager submitted the ARC request from 546
71 Pine Meadow Dr for the vinyl fence.
72

73 **NEW BUSINESS**

74 **The Neighbors of Glen Abbey Annual Contribution**

- 75 • Manager presented the board with a letter from NOGA requesting the annual \$2,500
76 contribution. President Fleischner instructed manager to send the payment as it is a
77 budgeted item.

78 **ACC Applications**

- 79 • Manager presented ARC applications for 546 S. Pine Meadow and 537 S. Pine Meadow.
80 Applications had been emailed to the board members in advance of the meeting and
81 both were approved as submitted.

82 **OPEN FORUM**

- 83 • Homeowner stated that they do not want to see any rules regarding homeowners speaking at
84 board meetings
85 • Homeowner states that he had seen a native Florida grass in S. Florida that is being
86 commercialized but did not remember the name.
87 • Homeowner reported that he has seen water seeping from the ground in front of 513 N. Pine
88 Meadow
89 • Homeowner stated that he would like to start a movement to have the county install a 16' fence to
90 block noise from I-4
91

92 **Action Items:**

93 The manager was requested to perform the following:

- 94 • Future Meeting Packages to include a detailed Violation History Report
95 • Annual Meeting Notice to include note about Lawns, Fl. Statute regarding Florida
96 Friendly Landscaping and type of turf allowed.
97 • Remove "how far in advance to notice board meeting" from annual meeting notice.
98 • Send thank you to 546 SPM for submitting ARC request
99 • Send the \$2,500 to the Neighbors of Glen Abbey for the 17/92 Entrance upkeep.
100 • Manager to contact the Glen Abbey District Volusia County Commissioner regarding
101 the fence or trees along the Western edge of Enterprise Rd and the Northern edge of
102 Highbanks for beautification and noise abatement purposes. Manager to give the
103 commissioner Mr. Fleischner's office number and request that she contact him
104 regarding this issue.
105

106 **Next Meeting Date:** May 31, 2011

107 **Motion to Adjourn:** Fleischner/Lynch; unanimous, meeting adjourned 8:35 pm
108
109

110 Respectfully submitted for the Secretary of the Board of Directors.
111 Randy Bowman, LCAM; Hara Management Inc.