

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 February 22, 2011

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5 **CALL TO ORDER**

6 The President called the meeting to order at 7:25 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 Myra Suggs, and Treasurer
11 Lynda Kane. Director Bill Lynch was absent. Randy Bowman represented Hara
12 Management, Inc. A sign with meeting date and time was posted at the entrance of the
13 community 48 hours in advance of the meeting in accordance with Florida Statutes. Two
14 homeowners were in attendance.

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16 **APPROVAL OF MINUTES**

17 Bob Fleischner made a motion to approve the December 2010 meeting minutes as
18 submitted. Lynda Kane seconded the motion, all voted in favor. The motion carried.

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20 **Treasurer's Report:** Manager reported account balances and year to date expenses versus
21 budget.

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23 **Managers Report:**

- 24 • Manager reported that there are twenty-one (21) delinquent accounts as of January 31,
25 2011 with most being from the 2011 assessment.

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27 **Violations:**

- 28 • Manager reported that there were 28 open violation notices at the end of January with 18
29 new violations having been opened since January 1, 2011. A summary report of the
30 violations was presented to the board.

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

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35 **Projects Reports**

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37 **Newsletter:**

- 38 • Bob Fleischner, President of Glen Abbey West, reported that he had received content from Glen
39 Abbey Community.

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41 **Website:**

- 42 • Mr. Fleischner reported that there have been no recent updates and promised to post
43 current minutes and management reports when received.

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45 **Pond on Pine Meadow:**

- 46 • The fountain project has been tabled until further notice.

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48 **UNFINISHED BUSINESS**

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50 **House Colors:**

- 51 • Director Kane reported that she had meeting with Barbara and Bill Lynch, and Myra
52 Suggs to discuss paint combinations on February 17, 2011. They plan to meet again
53 on February 23, 2011.

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Rules for Addressing the Board

- Mr. Fleischner spoke about the FL Statutes regarding addressing HOA boards and stated that Mr. Lynch is currently working on rules for Glen Abbey West.

Wood Fence on Pine Meadows

- Director Kane believes that the fence was installed when the home's pool was built. Manager reported that he could not find the provision in the community's documents that prohibited wood fences. Manager was asked to get a written opinion from the Association's Attorney regarding if the Board decision years ago that adopted the "no wood fence" rule is valid or if a 2/3 vote is required and can the ACC/Board determine type.

NEW BUSINESS

Owner Correspondence

- The Owner of 120 Alexandra Woods has requested more time to correct covenant violations regarding his lawn. The board instructed the manager to withhold further enforcement until the end of March 2011.
- The owner of 559 Pine Meadow requested that his late fee be waived.

MOTION: Bob Fleischner made a motion to extend as a onetime courtesy the waiving of the late fee for 559 Pine Meadows. Lynda Kane seconded the motion; all voted in favor. The motion carried.

- Request from Property Management Company for the Bank owned 110 Alexandra Woods requested that the board waive its request that the lawn be replaced as per the covenants until new owners take possession. Manager was instructed to inform the management company that the board has denied their request and that the next step will be to forward the matter to the association's attorney.
- The owner of 106 Pine Side Dr requested that the board forego further enforcement regarding the rust stains on his driveway as he has attempted to clean but feels that the "snow cap" product does not work well in the cold weather. Manager was instructed to contact the homeowner and request that he re-apply the snow-cap as the weather warms and continue to clean until in compliance.

2011 Management Contract

- President Fleischner presented the Management Contract renewal. He stated that there had been no increases over last year's contract. Mr. Fleischner asked if there were any questions or comments from the homeowners present. One homeowner stated that he had done some research and thought that the Hara contract price was reasonable.

MOTION: Bob Fleischner moved to approve the 2011 Management Contract. Director Suggs seconded the motion. All voted in favor; the motion carried.

OPEN FORUM

- Homeowner asked for a copy of the email from the association's attorney regarding the board's authority to spend association funds for capital improvements.
- Homeowner asked about enforcement activities for 126 Alexandra Woods
- Homeowner asked why meeting notice sign was moved

Action Items:

The manager was requested to perform the following:

- Send approved Minutes and management report to Bob in a pdf format.
- Manager to see if he can password protect the meeting package pdf files.
- Send letter to homeowner with the \$575 pre-paid credit and ask if they would like it returned or remain as a credit to their HOA account.

- 107 • Have attorney render an opinion as to whether or not the Association's Docs allow the
108 banning of wooden fences.
- 109 • Manager to send 546 Pine Meadow Dr a letter requesting that they submit an ARC
110 application for the unapproved wooden fence on the side of their home.
- 111 • Manager to check for meeting space availability for Mid-June 2011 and email BOD
- 112 • Manager to send Director Suggs a copy of the pictures from Jack Wilson regarding the
113 proposed parks.
- 114 • Manager to ask for permission to give the GAC President's cell number to Lynda Kane.
- 115 • Manager to call code enforcement for 520 Pine meadow
- 116 • Manager to send letter to the property manager for 110 Alexandra Woods stating that
117 the board will continue covenant enforcement for the lawn
- 118 • Manager to send 106 Pine Side Dr a letter asking that he continue to treat rust stains
119 on the driveway with Snow Cap as the weather warms.
- 120 • Send email to board with 2011 meeting dates.

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122 **Next Meeting Date:** March 29, 2011

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124 **Motion to Adjourn:** Fleischner/Kane; unanimous, meeting adjourned 8:55 pm

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126 Respectfully submitted for the Secretary of the Board of Directors.

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128 Randy Bowman, LCAM; Hara Management Inc.