

1 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
2 BOARD OF DIRECTORS MEETING MINUTES
3 March 29, 2011

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5 **CALL TO ORDER**

6 The President called the meeting to order at 7:06 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, VP Bill Lynch
11 and Treasurer Lynda Kane arrived late. Randy Bowman represented Hara Management, Inc.
12 A sign with meeting date and time was posted at the entrance of the community
13 approximately 34 hours in advance of the meeting. Four homeowners were in attendance.
14 President Fleischner remarked that this did not meet the requirements of the Florida statute
15 but felt that proper notice has been given due to the fact that the Board meetings have been
16 held the last Tuesday of the month for the last two years and the meeting schedule for the
17 year is posted on the community's website. Mr. Fleischner asked the board members and
18 homeowners present if anyone had any objection to holding the meeting with this notice. All
19 present agreed that the meeting should continue.

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21 **APPROVAL OF MINUTES**

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

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25 **Treasurer's Report:** Directors Suggs and Fleischner reviewed the financial statements and
26 reported that they didn't see anything unusual. Manager reported account balances during
27 his management report.

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29 **Managers Report:**

- 30 • Manager reported that there are fifteen (15) delinquent accounts as of February 28, 2011
31 and that four of the homes accounted for more than 60% of the total delinquency.

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33 **Violations:**

- 34 • Manager reported that there were 29 open violations at the end of February with 9 new
35 violations having been opened since February 1, 2011. A summary report of the
36 violations was presented to the board.

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

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41 **Projects Reports**

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43 **Newsletter:**

- 44 • Bob Fleischner, President of Glen Abbey West, reported that the Newsletter was at the printer's
45 office and he expects delivery to occur the first week of April.

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47 **Website:**

- 48 • Mr. Fleischner reported that all meeting minutes have been posted and he has
49 updated the project statuses.

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51 **Pond on Pine Meadow:**

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

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UNFINISHED BUSINESS

House Colors:

- Director Kane reported that the committee has had a couple of meetings and she expects to finalize the color palette by the annual meeting scheduled for June 2011

Rules for Addressing the Board

- Mr. Lynch reported that he has copies of the rules for addressing the DeBary City Council and that he will be modifying them to fit GAW.

Wood Fence on Pine Meadows

- Manager summarized the opinion for the Association's Attorney. President Fleischner stated that he would like to ask the membership to amend the documents at the Annual Meeting.

NEW BUSINESS

Owner Correspondence

- 111 Alexandra Woods requested more time to correct CC&R violation: Board consensus is to allow the homeowner until March 31, 2011 to correct before taking any further action
- 111 Alexandra Woods request to waive late fees.

MOTION: Bill Lynch moved to waive the late fee if the homeowner was not on the association's coupon order print list. Mayra Suggs seconded the motion. All voted in favor; the motion carried.

- 121 Alexandra Woods request to waive late fee.

MOTION: Bob Fleischner moved to waive the late fee for 121 Alexandra Woods Dr. Bill Lynch seconded the motion. All voted in favor; the motion carried.

- ARC Application for 111 Pine Side Dr. was approved by the board
- Intent to Lien expirations: 114 A/W, 224 A/W, 544 N Pine Meadow

MOTION: Bob Fleischner made a motion to table further collections actions for these three properties until further notice. Lynda Kane seconded the motion. All voted in favor; the motion carried.

- Insurance Renewal: President Fleischner directed the manager to submit the renewal for payment.

OPEN FORUM

- Director Kane reported that a homeowner has requested that meeting notice signs be posted more than 48 hours in advance.
- Homeowner asked if the Annual Meeting could be held at the Glen Abbey Restaurant
- Homeowner remarked that in the past there has been discussion on moving the Annual Meeting to the fall.
- Homeowner asked what is being done about all the bad lawns
- Director Lynch reported that the YMCA had sent a notice that they are attempting to have the land they own at the corner of Pine Meadow and 17/92 rezoned from recreational to commercial.

Action Items:

The manager was requested to perform the following:

- Send pdf of meeting package to Bob and he will password protect and distribute
- See if Glen Abbey Restaurant or City Hall is available for June 21 or 22 for the Annual Meeting with City Hall being the first choice.
- Manager to send a letter to the owner of 110 Alexandra Woods regarding their lawn and state that St. Augustine is not required and that the community Docs can be purchased from CondoCerts.com

- 107 • Change the CC&R form letter to state that St. Augustine is not required and reference
108 the statute. (send draft to Bob)
- 109 • Manager to check Debarry City Ordinances for fence set-back requirements
- 110 • Annual Meeting topic to be : How far in advance should board meetings be noticed
- 111 • Manager to send the 2011 approved budget to Bob as a pdf file

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113 **Next Meeting Date:** April 26, 2011

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115 **Motion to Adjourn:** Fleischner/Lynch; unanimous, meeting adjourned 8:55 pm

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

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119 Randy Bowman, LCAM; Hara Management Inc.