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3 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
4 **BOARD OF DIRECTORS MEETING MINUTES**
5 **January 31, 2012**
6

7 **CALL TO ORDER**

8 The President called the meeting to order at 7:10 PM at the Perkins Restaurant located at 1286
9 Saxon Blvd, Orange City, FL 32713.
10

11 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

12 Board members present were President Bob Fleischner, VP Bill Lynch and Director Karim
13 Moghari, Director Lynda Kane. Director Suggs was absent. Mary King represented Hara
14 Management, Inc. A sign noticing the meeting was posted at the entrance of the community
15 more than 48 hrs as required by FS 720 for a regular board meeting.
16

17 **APPROVAL OF MINUTES**

18 A motion to approve the December 2011 meeting minutes as presented was made
19 (Fleischer/Moghari) and carried unanimously.
20

21 **TREASURER REPORT:** President Fleischner advised he did not see any anomalies in the
22 financial statements that there should be enough funds to carry the Association through the
23 year. President Fleischer reported the year 2011 year ended in the red by \$2,220, however, so
24 no funds needed to be transferred to finish out the fiscal year.
25

26 **MANAGER REPORT:**

27 Ms. King read the written manager report in the meeting package. The Board asked that a letter
28 be written and sent to the 2 homes that the liens have expired letting them know that in
29 February they will be sent to the attorney if past due amounts are not paid in full.
30

31 **PROJECT REPORTS**

32 **Newsletter:**

- 33 • Mr. Fleischner advised that he is seeking articles for the Spring edition of the newsletter
34 scheduled for publication. He asked that all submissions be to him no later than February
35 20th. Discussion also took place regarding a theme for a Spring contest and asked that
36 ideas for this be sent to him as well.

37 **Website:**

- 38 • Mr. Fleischner advised the website is up to date and asked that Ms. King send him a copy
39 of the approved minutes for posting.
40

41 **UNFINISHED BUSINESS**

42 • **RFP Draft for Landscaping**

43 Discussion ensued on the various proposals and the benefits to keeping Mowman. Mr.
44 Fleischer asked the Board to take a closer look at the RFP's and that Ms. King have the
45 RFP that was sent out emailed to Mr. Fleischer along with an excel spreadsheet with a
46 breakdown in services and a apples to apples comparison.

47 • **Color Palettes for House Paint**

48 Mr. Lynch advised the committee had not completed their work and Mrs. Kane has offered
49 to take over the project and pick up the information from Mr. Lynch.

50 • **Review of Drainage Plats and Tract Ownership**

51 Plans were handed to Mr. Fleischer and this topic was tabled until February.
52

53 **NEW BUSINESS**

- 54
- 55 • No new business was discussed.
- 56

57 **Owner Correspondence**

- 58 • None
- 59

60 **Action Items:**

61 The manager was directed to perform the following:

- 62 • Send final notice to homeowners on Alexandra Woods and Pine Meadow for demand on
 - 63 past due assessments.
 - 64 • Send a letter to Mowman asking him to discontinue serves at the pond area at Alexandra
 - 65 Woods and Toronto.
 - 66 • Pond still looking terrible. Contact Lake Doctors to see when the carp are to be put in
 - 67 pond and if there is anything else that can be done with the dead plants.
 - 68 • Homeowner reported the Glen Abbey sign at Enterprise the "L" is leaning and needs to be
 - 69 straighten. Manager to get repaired as this is a Glen Abbey Community issue and Hara
 - 70 manages both.
 - 71 • Have we sent the check for maintenance to Glen Abbey Community?
 - 72 • Did the 2012 Budget include giving Glen Abbey Community a small amount for
 - 73 maintenance at Enterprise?
 - 74 • Manager to provide breakdown of copies and scans that are billed each month.
 - 75 • Email RFP and spreadsheet break down of services and apples to apples comparison on
 - 76 Landcaping RFP.
- 77

78 **Next Meeting Date: February 28, 2012 at Perkins Restaurant**

79 **Motion to Adjourn:** Fleischner/Lynch; unanimous, meeting adjourned 8:05 pm

80 Minutes taken by: Mary King, LCAM
81 Hara Management Inc.
82
83