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3 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
4 **BOARD OF DIRECTORS MEETING MINUTES**  
5 **February 28, 2012**  
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7 **CALL TO ORDER**

8 The Vice President called the meeting to order at 7:15 PM at the Perkins Restaurant located at  
9 1286 Saxon Blvd, Orange City, FL 32713.  
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11 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

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

18 A motion to approve the January 2012 meeting minutes as presented was made (Lynch/Kane)  
19 and carried unanimously.  
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21 **TREASURER REPORT:** Ms. Rumely advised she did not see any anomalies in the financial  
22 statements and that the D&O insurance policy has been paid for the year. A motion to accept  
23 the Treasurer's Report was made (Lynch/Kane) and carried unanimously.  
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25 **MANAGER REPORT:**

26 Ms. Rumely advised the manager report was included in the meeting package. She asked for a  
27 motion to send two Owners to the attorney for liens since they had not responded to the final  
28 demand notice that the Board had requested in January. A motion to send the Owners of 114  
29 Alexandra Woods and 544 Pine Meadow Drive to the attorney for liens was made (Lynch/Kane)  
30 and carried unanimously. Ms. Rumely advised that the mortgage foreclosures at 496 N Pine  
31 Meadow and 402 Quiet Meadow have been dismissed and are ON HOLD at this time at the  
32 Board's request.  
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34 **PROJECT REPORTS**

35 **Newsletter:**

- 36 • Mr. Fleischner advised that he is still seeking articles for the spring edition of the  
37 newsletter scheduled for publication. He asked that all submissions be to him no later  
38 than Friday March 2<sup>nd</sup>.

39 **Website:**

- 40 • Mr. Fleischner advised the website is up to date and asked that Ms. Rumely send him a  
41 copy of the approved minutes for posting.  
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43 **UNFINISHED BUSINESS**

44 • **RFP Draft for Landscaping**

45 Discussion ensued on the various proposals and the benefits to keeping Mowman. After  
46 review of a detailed comparison document, a motion to keep Mowman was made  
47 (Lynch/Fleischner) and carried unanimously.

48 • **Color Palettes for House Paint**

49 Ms. Kane advised that she plans to have color schemes ready for presentation at the April  
50 Board meeting.  
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52 **NEW BUSINESS**

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**Owner Correspondence**

- None

**ARC Applications**

- 218 AWD-driveway widening – approved
- 518 NPM – paint garage – approved

**Carp Permits**

- After some discussion, the Board opted to table this project and declined to sign the paperwork submitted by Ms. Rumely from the lake vendor.

**Covenant Enforcement**

- The Board asked Ms. Rumely to implement spring lawn maintenance letters and to include rust staining as a maintenance task that must also be handled.

**Community Entry Walls and Pocket Parks**

- Ms. Rumely reported that the Board of GAC was taking bids to renovate the two entrance signs on Highbanks.
- Ms. Rumely also reported that the DeBary City Commission was working with their Recreation Department on designs for the pocket park on Alexandra Woods with Glen Abbey Community Parks, Inc, a 501-C4 entity created by Glen Abbey Community.

**Open Forum**

- A homeowner mentioned that during the recent roadwork the City workers covered up the lot marker pins defining the lots. The Board advised the Owner to seek assistance from the City to get these uncovered for his lot.
- Ms. Kane mentioned that she is participating with the DeBary/Orange City Relay for Life to be held at Gemini Springs Park on Saturday May 5<sup>th</sup>. Donations can be made on line at the Relay for Life/ACS website. Her team known as Jason N Davie’s Team should be noted for this fund-raiser.

**Action Items:**

The manager was directed to perform the following:

- Send homeowners on Alexandra Woods and Pine Meadow for liens.
- Advise Mowman that the Board voted to continue working with him.
- Research alternative meeting facilities.
- Manager to provide breakdown of copies and scans that are billed each month.

**Next Meeting Date: March 27, 2012 at Perkins Restaurant**

**Motion to Adjourn:** A motion to adjourn the meeting at 8:37pm was made (Moghari/Kane) and carried unanimously.

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