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3 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**
4 **BOARD OF DIRECTORS MEETING MINUTES**
5 **April 24, 2012**
6

7 **CALL TO ORDER**

8 The Vice President called the meeting to order at 7:05 PM at the Perkins Restaurant located at
9 1286 Saxon Blvd, Orange City, FL 32713.
10

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

12 Board members present were Vice President Bill Lynch, Director Karim Moghari, and Director
13 Lynda Kane. President Fleischner and Director Suggs were absent and excused due to work
14 commitments. Carol Rumely represented Hara Management, Inc. Signs noticing the meeting
15 were posted at multiple entrances to the community more than 48 hrs as required by FS 720 for
16 a regular board meeting.
17

18 **APPROVAL OF MINUTES**

19 A motion to approve the February 2012 meeting minutes as corrected was made (Lynch/Kane)
20 and carried unanimously.
21

22 **FINANCIAL REPORT:** Mr. Lynch advised he did not see any anomalies in the financial
23 statements. A motion to accept the Financial Report was made (Lynch/Kane) and carried
24 unanimously.
25

26 **MANAGER REPORT:**

27 Ms. Rumely summarized the manager report which was included in the meeting package. She
28 asked for a motion to approve the two ARCs submitted by the Owner of 218 AWD since the
29 email vote was short one approval. A motion to approve both projects was made
30 (Moghari/Lynch) and carried unanimously. Discussion ensued on the application from the owner
31 of 529 South Pine Meadow to install a fence composed of 2 sides of bronze chain link and one
32 side of aluminum. The board decided to do further research on the use of chain link fencing in
33 Glen Abbey West as they have thirty days to respond. Ms. Rumely presented a draft letter to
34 the Owner of 496 NPM extending an offer to the owner to submit a payment plan. The Board
35 consensus was to send this letter rather than proceeding immediately with a Lien Foreclosure.
36

37 **PROJECT REPORTS**

38 **Newsletter:**

- 39 • No report. Board discussion ensued on items that should be included in the next issue:
40 leash requirements for dog walkers and the appropriate timing of placement of trash at
41 curb

42 **Website:**

- 43 • Ms. Rumely advised she will send Mr. Fleischner a copy of the approved minutes from
44 February 2012 for posting on the web site.
45

46 **OLD BUSINESS**

- 47 • **Color Palettes for House Paint**

48 Ms. Kane advised that the paint vendor has put the color book in for processing indicating
49 a 4-8 wk turnaround time.
50

51 **NEW BUSINESS**
52

53 **Owner Correspondence**

- 54 • None

55 **ARC Applications**

- 56 • 218 AWD-palms to be installed in front yard - approved
57 • 218 AWD- patio expansion in rear of house - approved
58 • 529 SPM – chain link and aluminum fencing – pended for research

59 **Planning for Annual Meeting**

- 60 • Ms. Rumely outlined the mailing options for the Board and it was decided to do one
61 mailing about 3 wks ahead of the meeting date currently set for June 26th at the Florence
62 Little Townhall. This mailing will include a meeting notice, an agenda, a proxy and an
63 Intent-to-be-A Candidate form. At the meeting, additional nominations from the floor will
64 be taken so a ballot will not be included. The Board asked that this form be posted on the
65 website along with a proxy and that the cover letter mention the forms are available on
66 the community web site. In light of the quorum requirement of 56 persons in person OR
67 by proxy, Ms. Kane suggested each board member try to bring in at least 5 additional
68 proxies.
69

70 **Open Forum**

- 71 • Ms. Kane mentioned that she is participating with the DeBary/Orange City Relay for Life to
72 be held at Gemini Springs Park on Saturday May 5th. Donations can be made on line at
73 the Relay for Life/ACS website. Her team known as Jason N Davie's Team should be
74 noted for this fund-raiser. She invited everyone to attend the Luminaria Ceremony at
75 8pm on Saturday night. A free lunch is available for cancer survivors but they must
76 register.
77

78
79 **Next Meeting Date: May 29th at Perkins Restaurant at 7pm**

80
81 **Motion to Adjourn:** A motion to adjourn the meeting at 7:55 pm was made (Lynch/Kane) and
82 carried unanimously.
83

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