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3 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
4 **BOARD OF DIRECTORS MEETING MINUTES**  
5 **July 31, 2012**  
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7 **CALL TO ORDER**

8 The President called the meeting to order at 7:16 PM at the Perkins Restaurant located at 1286  
9 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 Kane was absent and excused due to family commitments. Carol  
14 Rumely represented Hara Management, Inc. Signs noticing the meeting were posted at multiple  
15 entrances to the community more than 48 hrs as required by FS 720 for a regular board  
16 meeting.  
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18 **APPROVAL OF MINUTES**

19 A motion to approve the May 2012 meeting minutes as presented was made (Fleischner/Lynch)  
20 and carried unanimously. A motion to approve the notes from the Annual Meeting of June 26,  
21 2012 as corrected was made (Fleischner/Lynch) and carried unanimously. Ms. Rumely was  
22 asked to remove all references to the Open Forum in the notes for the meeting of June 26,  
23 2012. Copies of the approved minutes and notes will be forwarded to Mr. Fleischner for posting  
24 on the community web site.  
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26 **FINANCIAL REPORT:** Mr. Lynch advised he did not see any anomalies in the financial  
27 statements. He made note of the fact that the delinquency list had only three names on it.  
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29 **MANAGER REPORT:**

30 Ms. Rumely summarized the manager report which was included in the meeting package and  
31 responded to questions on covenant enforcement and collections matters. She presented a  
32 proposal from Brighter Orlando to clean the two PVC fences on Pine Meadow Dr for \$195. A  
33 motion to accept that proposal for \$195 was made (Fleischner/Lynch) and carried unanimously.  
34 Mr. Moghari reported that the violation for 103 James Pond went to a brand new owner. The  
35 Board requested the violation history for 126 Alexandra Woods which Ms. Rumely will email. Ms.  
36 Rumely was asked to address the vendor sign on the front lawn on Alexandra woods regarding  
37 energy conservation. Discussion ensued on the display of flags/poles and Ms. Rumely offered to  
38 pull the relevant language from the FS 720 and relay to the Board.  
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40 A lengthy discussion ensued on the installation of permanent basketball poles/hoops. It was  
41 decided that Ms. Rumely should take photographs of the five known installations and prepare a  
42 letter to each owner asking them for proof that the poles were installed prior to July 31<sup>st</sup> of 2011  
43 as they had been installed without the required ARC approval.  
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45 **PROJECT REPORTS**

46 **Newsletter:**

- 47 • Mr. Fleischner advised he is in the final stages of editing information for the next issue.  
48 The vendor has been asked to do the layout for all but the front page which will feature an  
49 article regarding the pocket parks.

50 **Website:**

- 51 • Ms. Rumely advised she will send Mr. Fleischner a copy of the approved minutes from the  
52 May and June meetings for posting on the web site.

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**OLD BUSINESS**

**Color Palettes for House Paint**

Mr. Fleischner advised he is aware that Color Wheel has put the books into production.

**NEW BUSINESS**

**Owner Correspondence-none**

**ARC Applications- none**

**2013 Budget Preparation**

Ms. Rumely distributed and briefly reviewed a draft budget for the 2013 fiscal year. She indicated she will email the Excel spreadsheet to Mr. Fleischner for any changes the Board chooses to make prior to the Budget Approval meeting in October. Ms. Rumely advised that Glen Abbey Community is planning to assume responsibility for the retention pond at Alexandra Woods and Toronto, so that amount was not included in the landscape line item.

**Next Meeting Date: August 28, 2012 at Perkins**

**Action Steps**

- Take photos of moldy roofs and lawns ready for legal action when doing inspections; produce list of dirty roofs for inspection by the Board.
- Draft and send letters to the five owners with permanent BBH poles seeking to gather documentation of the date when the pole was installed without ARC approval in violation of the Covenants.
- Take photos of the permanent BBH poles for the Owner records.
- Pull Flag Display language from FS 720 and email to the Board.
- Send President Fleischner the budget in Excel.
- Provide a Copy Tally monthly to the Board with the HMI check.

**Motion to Adjourn:** A motion to adjourn the meeting at 8:34 pm was made (Lynch/Fleischner) and carried unanimously.

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