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3 **GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC**  
4 **BOARD OF DIRECTORS MEETING MINUTES**  
5 **August 28, 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, 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.  
17

18 **APPROVAL OF MINUTES**

19 A motion to approve the July 2012 meeting minutes as presented was made (Fleischner/Lynch)  
20 and carried unanimously. Copies of the approved minutes will be forwarded to Mr. Fleischner  
21 for posting on the community web site.  
22

23 **FINANCIAL REPORT:** Mr. Lynch advised he did not see any anomalies in the financial  
24 statements. Ms. Rumely was asked to get the deposit back from the City of DeBary for the  
25 room reservation in June.  
26

27 **MANAGER REPORT:**

28 Ms. Rumely summarized the manager report which was included in the meeting package and  
29 responded to questions on covenant enforcement and collections matters. Ms. Rumely was  
30 advised that the owners of 223 Adelaide Street have been allowing an accumulation of personal  
31 items at the top of their driveway which should be put away.  
32

33 Ms. Rumely advised that the Board requested letters to owners of permanent basketball  
34 poles/hoops had been sent and two of the Owners had responded that the hoops had been in  
35 place for many years.  
36

37 **PROJECT REPORTS**

38 **Newsletter:**

- 39 • Mr. Fleischner advised he has not been able to complete the fall newsletter and it is time  
40 to begin collecting articles for the winter edition. Discussion ensued on the feasibility of a  
41 holiday decorating contest with the Mayor as one of the Judges. One of the prizes could  
42 be a golf package from Swede Discount Golf. The deadline for the winter edition will be  
43 mid November for December publication.

44 **Website:**

- 45 • Mr. Fleischner advised the website is up to date.  
46

47 **OLD BUSINESS**

48 **Color Palettes for House Paint**

49 Mr. Fleischner advised he is aware that Color Wheel has put the books into production.  
50

51 **2013 Budget Changes**

52 Ms. Rumely advised she has added the \$200 for pressure cleaning the fencing to the draft  
53 budget. The October meeting will be noticed in writing to meet FS 720 requirements for a  
54 Budget Approval Meeting. A motion to accept the draft budget as modified was made  
55 (Fleischner/Lynch) and carried unanimously.  
56

## 57 **NEW BUSINESS**

### 58 **Owner Correspondence-none**

### 59 **ARC Applications- none**

### 60 **Covenant Enforcement**

61 Ms. Rumely was asked to make a list of badly mildewed roofs and very bad lawns for the  
62 Board to consider referring for legal action.  
63

### 64 **Legal Seminar – Clayton & McCulloch**

65 Ms. Rumely reported on an upcoming legal seminar focusing on amending community  
66 documents scheduled for 9/29 from 9am to 1pm. Ms. Rumely was asked to send the  
67 program to Mr. Moghari and Mr. Lynch to consider.  
68

### 69 **Next Meeting Date: September 25<sup>th</sup> at Perkins**

### 70 **Action Steps**

- 71 • Take photos of moldy roofs and lawns ready for legal action when doing inspections;  
72 produce list of dirty roofs for inspection by the Board.
- 73 • Take photos of the permanent BBH poles for the Owner records.
- 74 • Provide a Copy Tally monthly to the Board with the HMI check.  
75

76 **Motion to Adjourn:** A motion to adjourn the meeting at 7:50 pm was made (Lynch/Fleischner)  
77 and carried unanimously.  
78

79 Minutes taken by: Carol Rumely, LCAM  
80 Hara Management Inc.  
81  
82  
83  
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