

GLEN ABBEY WEST HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING MINUTES

January 29, 2013

CALL TO ORDER

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

VERIFICATION OF QUORUM & PROOF OF NOTICE

Board members present were President Bob Fleischner, Director Lynda Kane, and Director Karim Moghari. Bill Lynch was absent and excused. Carol Rumely represented Hara Management, Inc. The meeting was noticed on the website and by signage posted in the community more than 48 hrs in advance as required by FS720 for a regular board meeting.

APPROVAL OF MINUTES

A motion to approve the October 30, 2012 meeting minutes as presented was made (Fleischner/Kane) and carried unanimously. A copy of the approved minutes will be forwarded to Mr. Fleischner for posting on the community web site.

FINANCIAL REPORT: Ms. Rumely gave a report in the absence of Mr. Lynch and advised the HOA finished the fiscal year in the black by **\$3,219.95**. A motion to move the surplus to GL 3300 was made (Fleischner/Kane) and carried unanimously. Ms. Rumely was asked to send the January month end AR report to the Board by email. A motion to waive the late fee for the homeowner at 520 NPM was made (Kane/Moghari) and carried unanimously.

MANAGER REPORT:

Ms. Rumely summarized the manager report which was included in the meeting package and responded to questions on covenant enforcement and collections matters.

PROJECT REPORTS

Newsletter:

- Mr. Fleischner advised he has is in the planning stages for the Spring Edition and would like articles to fill in the content by the end of February.

Website:

- Mr. Fleischner advised the website is up to date.

OLD BUSINESS

Color Palettes for House Paint

Ms. Kane inquired about the Board's plan to work with Color Wheel to identify some deeper accent colors for trim and doors and to bring these back to the Board of Directors. Ms. Rumely was asked to keep this item on the agenda since Mr. Lynch is going to bring the trim colors to the Board. Discussion ensued on the process for adoption of the new color schemes.

Holiday Decorating Contest

Mr. Fleischner and Ms. Kane presented info on the response of winners to their prizes. Mr. Fleischner asked for the details on the donors' business to arrange the ads in the next newsletter.

Gator in Pond at 15-16th Greens

Ms. Rumely advised she had contacted the Glen Abbey CC to reach Swede for his permission to remove the alligator and she is awaiting his return call. She provided some additional information that the reporting homeowner is upset because the geese she has put into the pond have been eaten by the alligator.

NEW BUSINESS

File Shredding

Ms. Rumely advised that records pre-dating 2005 can be shredded and asked if the Board wanted to come down to the storage facility to identify the appropriate documents or if they would authorize her to review the files. Mr. Fleischner offered to help and will check his calendar for dates.

2013 Meeting Schedule

Ms. Rumely presented a draft meeting schedule for the Board's review. Discussion ensued and it was decided to move the Annual Meeting to April in hopes of higher attendance and participation from homeowners. Ms. Rumely will finalize the schedule and email it to Mr. Fleischner for the website.

Owner Correspondence-none

ARC Applications

477 NPM – a motion to ratify the email vote to approve the fence project at this location was made (Fleischner/Kane) and carried unanimously.

222 AWD – a motion to deny this application for a chain link fencing around a dog pen was made (Kane/Moghari) and carried unanimously after some debate on the 2002 Architectural Review Guidelines.

HMI Contract Renewal

Ms. Rumely presented a renewal contract from HMI for 1 yr of management services at the same rates as the previous contract. Ms. Rumely was asked to email the contract draft to all board members for review. Mr. Fleischner questioned the \$100 estoppel fee charged to sellers of property and was advised to contact Mr. Hara to discuss further.

Next Meeting Date

February 26, 2013 – Perkins Restaurant at 7pm

Action Steps

- Provide a Copy Tally monthly to the Board with the HMI check.
- Schedule shredding date with Bob Fleischner
- Email AR list to Board of Directors
- Follow-up with Swede regarding the gator
- Process AR Denial for 222 AWD
- Send out R&Rs 10/2002 document to Cathy McAllister
- Have yr end surplus moved to GL3300 before closing out the fiscal year.
- Process the two payments received at the meeting.
- Send Approved Minutes to Bob for website posting.
- Revise the 2013 meeting schedule, book the Townhall for the Annual meeting and send Bob a revised meeting schedule for posting.
- Request newsletter items from GAC's Board

Motion to Adjourn: A motion to adjourn the meeting at 8:35 pm was made (Kane/Fleischner) and carried unanimously.

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