

**THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**April, 13, 2010**

**CALL TO ORDER**

The board meeting again was held at 321 E. Cleveland Avenue at the request of the Apopka Police Department. The meeting was called to order at 7:08 PM by the President, Chris Bertoch.

**VERIFICATION OF QUORUM & PROOF OF NOTICE**

Board members present were President Chris Bertoch, Treasurer Judith Heckenberg and Secretary Ronda Rose. Paul Corvi represented the management company. A quorum of the Board of Directors was present, and the meeting was properly noticed in accordance with Florida Statutes.

Also present were new homeowners, Mr. & Mrs. Dempsey of 1348 Falconcrest Blvd.

**APPROVAL OF MINUTES**

**MOTION:** Approve March minutes with corrections; (Bertoch/Heckenberg) approved, unanimous.

- Minutes were sent to the webmaster after corrections were made.

**TREASURERS REPORT**

The Treasurer thought the association is doing well enough financially considering the condition of the collection issues and the economy.

*Treasurers questions:*

- Doggie Expenses seemed to be double in March; President said he had two invoices that were paid in the month of March.
- Asked about Pressure Washing stained sidewalks.
- Higher Water Bills: President mentioned the rate change by the city for two irrigation meters.
- President mentioned Surplus from 2009, and bad debt
- Banking Charges: President asked about charges on the Income & Expense Statement
  - President thought there were no "Stop" charges with the new bank.
  - Manager will follow up with the board regarding the charges.

**OPEN FORUM**

Mr. & Mrs. Dempsey had a question regarding the removal of an Oak Tree on their property and about the community covenants.

- President informed the new homeowners of the association's website and relative information contained therein.
- Told them about the City of Apopka's regulations regarding tree removals.

**MANAGERS REPORT**

**Association Insurance: MOTION:** pay entire premium instead of financing: (Bertoch/Heckenberg) Approved, unanimous.

- Judith presented her argument for financing the insurance instead of paying the whole amount all at once.

**Collection Status Reports:** President informed the manager to send the CSR via email only, wasn't necessary to print multiple copies for the board packets.

- Manager mentioned it would be included in the financials.

**Collection Report:** (showing who has paid in a given period): President wants to continue receiving this report in the meeting package.

**Wean & Malchow Invoice:** Manager provided the board with the latest invoice from the Attorney.

**1219 Foxforrest Circle:** Manager informed the board of the recent discoveries regarding to this Association property.

- President told manager to contact board emeritus member Rich Martins for information on previous homeowner.

*A copy of the Manager's report will be attached to the approved meeting minutes and retained on file for future reference by the Association. Copies will be kept with the Association records in accordance to the Florida Statutes.*

## **COMMITTEE REPORTS**

**Newsletter:** Chris presented a quote from Apopka Printing for the Newsletter.

- \$391.00 for printing plus \$190.00 *for the R&R insert and postage.*

**Garage Sale:** Board chose May 14<sup>th</sup> – 16<sup>th</sup>

- John asked if a banner could include the date.
- Chris will mention Garage Sale in upcoming N/L.

**ARC:** Judith reviewed the applications she had received since the April meeting.

- Mentioned the reporting system seems to be working better.

### **Maintenance:**

- Asked manager to have Brighter Orlando pressure wash graffiti on side fence of Abbey Hollow home; fence facing N. Lake Ave.
- *Exclusive Homes:* Chris continuing to contact Doug at Exclusive homes. Has had response, but has not seen any action to date.
  - Maintenance committee wants to move forward with planting trees along Wekiva Pines Blvd *without the assistance, or contribution, of Exclusive Homes.*

## **UNFINISHED BUSINESS**

**Newsletter Mailing: MOTION,** approve added expense to include Rules & Regulations pamphlet with N/L mailing. (Bertoch/Heckenberg), approved, unanimous.

## **NEW BUSINESS**

**Annual Meeting:** President mentioned the multiple mailings required for the Annual Meeting.

- Manager mentioned the Annual meeting date would be August 10<sup>th</sup>.
- Asked BOD's if they would like to utilize the First United Methodist Church again?

**BOD's May Meeting:** Manager asked if BOD's would like to move the May meeting to the **FUMC** on Park Ave.

- Chris said the May meeting will continue at the Cleveland Ave. location, but maybe next month the BOD's would discuss another location.

**NEXT MEETING DATE:** May 11, 2010

**ADJOURNMENT:** Adjourn meeting at 9.08pm Adjourned.

Respectfully submitted for the Secretary of the Board of Directors

*Paul Corvi, LCAM*

Hara Management, Inc.

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