

1 **THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.**
2 **BOARD OF DIRECTORS MEETING MINUTES**
3 **April 12, 2011**

4
5 **CALL TO ORDER**

6 The meeting was called to order by President Chris Bertoch at 7:20 PM.

7
8 **VERIFICATION OF QUORUM & PROOF OF NOTICE**

9 Board members present were Chris Bertoch, Mike Berger, Rhonda Rose and Athena Bouvier. A quorum
10 of the Board of Directors was present, and the meeting was properly noticed in accordance with Florida
11 Statutes. Randy Bowman represented Hara Management. Several homeowners were present.

12
13 **APPROVAL OF MINUTES**

14
15 **MOTION:** Chris Bertoch made a motion to approve the March 2011 meeting minutes as submitted.
16 Mike Berger seconded the motion; all voted in favor. The minutes are approved.

17
18 **TREASURERS REPORT**

19
20 Treasurer Athena Bouvier reported she didn't have the financials. Manager gave account balances.

21
22 **MANAGER'S REPORT**

23 The Management Report dated April 12, 2011 was prepared by Randy Bowman, CAM. A copy will be
24 attached to the approved minutes and retained on file for future reference by the Association. The
25 report included delinquent accounts, violations, re-sale activity and collection actions. Manager
26 reported that he had thirteen (13) homes to recommend to the DRC for uncorrected Covenant
27 Violations.

28
29 Manager submitted seven (7) homes (as outlined on the management report) to the board which
30 required further action.

- 31 • 841 Charingstone: Mortgage foreclosure has been dismissed. Board instructed manager to forward
32 the account to Attorney Wonsetler for collections.
33 • 1494 Falconwood: POW has received a summary Final Judgment on their Lien Foreclosure action
34 and a sale date of April 21, 2011 has been set. Homeowner requested a payment plan.

35 **MOTION:** Chris Bertoch moved to accept the payment plan as submitted. Rhonda Rose seconded the
36 motion. All voted in favor; the motion carried.

- 37 • 1490 Falconwood: Attorney request to schedule a case management conference. Board consensus
38 is to not spend the funds for the conference.
39 • 351 Lancer Oak: request to waive interest, admin fee and certified mail fee.

40 **MOTION:** Mike Berger made a motion and justified why to waive late fees, admin fees, interest and
41 postage for 351 Lancer Oak. Athena Bouvier seconded the motion. All voted in favor; the motion
42 carried.

- 43 • 560 Lancer Oak: Attorney request for authorization to proceed. Property was previously under
44 Chapter 13 bankruptcy. Board instructed manager to have Taylor & Carls to proceed with the Lien
45 Foreclosure.
46 • 345 Lancer Oak: Attorney request to Schedule a Case Management Conference or to proceed with
47 Association Lien and Foreclosure. Board consensus is to have Wean and Malchow move forward
48 with the Lien Foreclosure and to motion for the rents and not schedule the conference.
49 • 407 Quail Wood: Mortgage Foreclosure Dismissed, does the board want T&C to resend Intent to
50 Foreclosure notice and proceed with collection? Board has instructed manager to find out if a lien
51 has been filed and what the payout for Taylor and Carls would be if they where to move the
52 collections to Wonsetler.
53 • 101 W. Grossenbacher: Attorney request to schedule a Case Management Conference. Board
54 consensus is to schedule the conference.
55

56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110

Violations

- Manager present the Board with the following properties that had received their final notice but still had not corrected their violations.
 - 142 Abbey Hollow- garbage containers 155 Abbey Hollow- garbage containers
 - 850 Charingstone- garbage containers 993 Eagle Forrest- Garbage/Debris in front of house
 - 1474 Falconwood – Lawn Dying 1357 Foxforrest – Garbage containers
 - 77 Knights Hollow – garbage containers 86 Lancer Oak – garbage containers
 - 255 Lancer Oak – garbage containers 567 Lancer Oak- lawn dying
 - 572 Lancer Oak- general maint. (broken fence) 579 Lancer Oak- garbage containers
 - 1256 Wyndham Pine – garbage containers
- Board discussed the merits of sending home that have garbage containers in view. Board consensus is that having garbage cans concealed from view is both a HOA Covenant and a City Ordinance and that enforcement should continue.

MOTION: Chris Bertoch moved to send all garbage container violators to the Dispute Resolution Committee (DRC) with a maximum daily fine of \$5.00. Athena Bouvier seconded the motion. All voted in favor; the motion carried.

MOTION: Athena Bouvier moved to send all other violators outlined in the management report to the DRC with a maximum daily fine of \$100.00. Mike Berger seconded the motion. All voted in favor; the motion carried.

UNFINISHED BUSINESS

Artificial Turf at 1332 Falconwood Ct.

- Manager reported that he has not received a response from the homeowner regarding the Board's request that they submit an ARC application for consideration for the installation of the Artificial Turf. Manage also reported that the homeowner is currently under bankruptcy and is under a No Contact order.

Repair of the Community's Notice Boards

- As previously reported by the maintenance committee the Plexi-glass on the Main entrance board is broken and the board at the Welch entrance will not lock. No discussion was held or actions taken at this meeting.

NEW BUSINESS

Insurance Renewal

Manager presented the board with the renewal policy for Liability, Property and D&O insurance.

Maximum DRC Fines Reached

Manager reported that the following homes had received the maximum allowable fines and still had not corrected their covenant violations and asked the board for further instruction.

- 1241 Falconcrest 74 Abbey Hollow
- 96 Pine Forest Pl
- Board consensus was to withhold further enforcement at this time.

COMMITTEE REPORTS

ARC: Committee met prior to Board Meeting, see Committee Meeting Minutes.

Maintenance: Due to time constraints no report was given

Newsletter/Website: No report given

Covenant Compliance Committee: No report given

Neighborhood Watch: No report given

111 Welcoming Committee: No report given

112

113 Rules Committee: No report given

114

115 **NEXT MEETING DATE:** confirmed for May 10, 2011

116

117 **OPEN FORUM**

118 • Chris Bertoch spoke about a community wide garage sale and stated that it would be held May 13,
119 14 and 15th.

120 • Homeowner reported that a car is constantly being parked on the lawn at 1209 Falconcrest

121

122 **ADJOURNMENT:** With no further business to discuss the President call to adjourn the meeting at
123 9:00 PM.

124

125 **ACTION ITEMS**

126 Manager was requested to perform the following actions:

127 • Manager to check for car parking on lawn at 1209 Falconcrest

128 • Manager to find out what it would cost to add Jay Clark to the Association's Liability policy and
129 for the cost of a volunteer policy rider.

130

131 Respectfully submitted for the Secretary of the Board of Directors

132

133 Randy Bowman, CAM

134 Hara Management, Inc.
