

THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 13, 2009

BEFORE THE MEETING: Commander Richard Galloway (City of Apopka Police Department) presented information to the board regarding their community. The Cmdr. said most of the incident's are involving juveniles with no major crime issues in the Pines of Wekiva area. The community experienced twelve (12) burglaries from October to January 12th, 2009. The board thanked the Cmdr. for his time, and for providing the board a meeting place.

CALL TO ORDER

Meeting called to order at 7:20 PM by President Robert Healey.

VERIFICATION OF QUORUM & PROOF OF NOTICE

Board members present were President Robert Healey, Secretary/Treasurer Chris Bertoch, and Director Jay Clark. Director Will Kramer submitted a letter of resignation to the board in December 2008 stating his job was relocating him to Houston Texas effective January 1, 2009. *Vice President, Rich Martin was absent.* 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

APPROVAL OF MINUTES

MOTION: To approve November Meeting Minutes (Healey/Clark), PASSED, Unanimous.

TREASURERS REPORT

Chris Bertoch presented observations regarding the Association's year end financial position.

1. Year Ending Summary: 2006, \$3482 Surplus; 2007, \$1165 Shortage; 2008, \$6044 Shortage.
2. Delinquencies/Collections: 2006, \$10,683; 2007, \$11,699; 2008, \$37,475.
3. Prepays: 2006, \$12,374; 2007, \$3,599; 2008, \$15,292.

MANAGERS REPORT

Heron Pest Control: Property Manager (Corvi) informed board of a discount program available from Heron Pest Control for paying entire year's service. Maintenance Committee Chair (Bertoch) mentioned he would like to arrange a meeting with vendor to discuss proficiency of their service. Board discussion (Healey) pursued regarding the association possibly obtaining a larger discount through negotiations.

Home Depot YOTM Gift Cards: Property Manager will purchase six months of YOTM cards through HOME Depot for \$750.00.

A copy of the manager's full 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

Maintenance Committee: Committee Chair (Bertoch) requested the property manager to change the mailing address information on the public tax records for the common grounds owned by the association.

The chair also presented a list of goals for the board to consider for 2009. (List attached to January meeting Minutes)

Newsletter: Discussion regarding weather the community needed a new newsletter Editor since former Director Kramer is now working in Texas (Healey/Clark). Board was informed (Bertoch/Corvi) the Newsletter Editor, Mrs. Kramer, is remaining in Apopka and will continue as the Newsletter Editor.

Website: Property Manager mentioned he has been informed by a homeowner the Website is showing previous Management Company address on the ARC forms. Board asked Manager to remedy problem if one existed.

ARC/YOTM: ARC chair (Healey) stated he has had no applications in past two months. ARC chair asked property manager (Corvi) to order two new YOTM (Yard of the Month) signs (Fox Run and Park Avenue Pines) to replace those stolen in November.

Homeowner Kim Minehart volunteered to serve on the ARC committee effective immediately.

UNFINISHED BUSINESS

MOTION: To accept bid from Palmer Electric to fix Wekiva Pines Blvd. light fixture problems, and to refit community entrance signs with more efficient type lighting. (Bertoch/Healey), PASSED, Unanimous. During Discussion President asked manager to check if Palmer Electric has a maintenance program?

MOTION: Obtain three quotes to replace east side property wood fence (Healey/Clark) PASSED, unanimous.

MOTION: Assign new board member to fill vacated Director's position (Kramer) by March (Healey/Clark) PASSED, unanimous. Board will present candidate names at February meeting. Discussion: (Bertoch) Suggested sending post cards to homeowners advertising open board position.

MOTION: Purchase vinyl signs to advertise open board position, (Bertoch/Healey), PASSED, unanimous. Vinyl signs will be purchased by homeowner Kim Minehart (less than ten) to be posted at community information boards, and throughout communities.

TABLED: Christmas decoration Invoice (Healey/Bertoch)

NEW BUSINESS

MOTION: To attend court mediation session concerning delinquent homeowner assessment account (Healey/Bertoch), PASSED, Unanimous.

MOTION: Manager to obtain three quotes for community Pest control service (Healey/Bertoch) PASSED, Unanimous.

OPEN FORUM

Homeowner (Jon Sidor)

1. Stated banks and note holders can be held responsible for properties they obtain through foreclosure.
2. Suggested the association consider a larger storage space for association's Christmas decorations.
3. Recommended they advertise early next year for volunteers to put up Christmas decorations.
4. Asked property manager to check 1210 Osprey Way for a leaking pipe. (Irrigation?)
5. Said he may be interested in volunteering for the Covenants Compliance Committee.

NEXT MEETING DATE: February 10, 2009.

ADJOURNMENT: MOTION: To adjourn meeting at 8:54 PM. (Healey/Clark), PASSED, Unanimous.

Respectfully submitted for the Secretary of the Board of Directors

Paul Corvi, LCAM – Hara Management, Inc.