

THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 8, 2010

CALL TO ORDER

The board meeting was moved back to the Apopka Police Service Center in the Victoria Plaza along S.R.441. The meeting was called to order at 7:03 PM by the President, Chris Bertoch.

VERIFICATION OF QUORUM & PROOF OF NOTICE

Board members present were President Chris Bertoch, and Secretary Ronda Rose. Absent was Vice President Judith Heckenberg. 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: Approve May minutes with corrections; (Bertoch/Rose) approved, unanimous.

TREASURERS REPORT

The President presented the Treasurers report in the Judith's absence.

- Chris noticed legal fees, through May, are tracking under budget for the year.
- Total expenses are tracking at 29% for the annual budgeted amount.
- Thought the water bill looked a little high, but remembered the adjustment made by the water company.

MANAGER'S REPORT

Delinquencies: Manager briefly reviewed the delinquency situation.

Resale Report: showed six properties changed hands in the month of May.

Collection Report: Included in meeting package

Violation Inspection Report: included in meeting package

400 Kings Eagle Ct.: Manager sent a copy of the O.C. tax record to the new owners showing them as the recorded owner, as requested by the board at the May meeting.

Meeting Minutes to Webmaster. Manager sent the approved minutes to the Webmaster which are posted to the Association Website.

No Trespassing Signs: Manager reported the signs for the Buchan Pond fence along N. Lake Ave have arrived, and the handyman has been scheduled to install.

Barfield Fence: Manager contacted Barfield Fence, as instructed by the President, but they are not interested in quoting a small job involving wood panels. Vendor said they are not doing wood fence work now.

Fence Quotes: Manager reported he had contacted Duncan Fence and Prestige Fence for submitting a estimate for replacing 100 ft. of wood stockade fencing.

- Prestige Fence has already submitted their estimate.
- President mentioned he was going to speak with the homeowners who need their fencing replaced.
- Manager to follow-up with Mike Duncan regarding his submittal of an estimate

Early Financials: Manager mentioned that the monthly financials could not be delivered early, as requested by the board, due to the Memorial Day Holiday.

BB&T Deposit list: Manager mentioned the requested list from accounting of BB&T depositors may be a mute point in the near future.

- Manager informed the board of a possibility of a change in banks for 2011.

Utility Bills: At the request of the board, HMI accounting will continue to send all expense check to the board for signature, except utility checks.

- Utility Checks will be signed by HMI management and sent out immediately

Code Enforcement: Manager mentioned he had sent an email to Apopka Code Enforcement reporting several inoperative/illegal vehicles throughout the development which he would like tagged by ACE.

1219 Foxforrest Cir: Manager reported he was having difficulty in getting a response from Wells Fargo Home Mortgage regarding their position on this property.

459 Lancer Oak ARC: Homeowner contacted manager requesting copy of ARC application from April 2009. Homeowner looking for name of approved exterior house color.

- Manager informed H/O the application only approved repainting front door.

200 Lancer Oak: Manager reported he had met with H/O regarding the rear side of the neighbor's wood fence.

- President also visited H/O and agreed to have manager send violation letter for painting rear face of fencing.

138 Lancer Oak: Manager reported he had turned the H/O request over to Accounts Receivables and the association attorney.

- H/O wants Management Company to changed his mailing address.
- Informed H/O, as did A/R, he had to send request in writing.

F.S. 720. changes: Manager briefed the board on the upcoming changes in the F.S. July 1, and what effect the changes could have on the Association's collection issues.

- Asked BOD's to look at the Aged Owner Report and begin compiling a list of known address occupied by tenants.

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

ARC: Skipped report in Judith's absence.

Newsletter: Chris reported the N/L is ready to go, but they may have to add two additional pages. Target date for mailing is first week of July.

Welcoming Committee: No discussion

Covenant Compliance Committee: Chris mentioned John Sidor has two

Maintenance: The following is a recap of the maintenance committee report. The actual report will be included in the Association records.

- Exclusive Homes Project: Landscaping project completed and getting water from a zone well.
 - Board agreed to pay water bill from H/O who contributed their water for landscape planting.
- Received estimate for tree trimming throughout community from Landscaper.
- Several Community signage lights have been noticed to be on during the day. May need photo cells to be checked or replaced.
 - Recommend repair by Palmer Electric.
 - President mentioned to manager that several light fixtures also have broken knuckles which need replacing.
- Spoke with H/O at 1480 Falconcrest about yard condition. H/O plans on replacing lawn in next few weeks.
- Reviewed and updated vacant home list for the landscaper.
- Reviewed any land parcels that could be considered for association/community signage in the W. Grossenbacher/N. Lake Ave intersection.

- Sent message to SJWMD commissioner Huffman regarding boat launch control on Buchan Pond.
- Noticed crack in main entrance wall due to tree behind the wall. Area not susceptible to stump grinding due to limited access. Need to review or consider alternatives to stump grinding.
- Community Notice Board needs repainting.
- Will review needs for Deed Restricted Community signs for installation at community entrances.

UNFINISHED BUSINESS

Community Sign: Tabled community sign issue for W. Grossenbacher/N. Lake area.

Tree Trimming: MOTION: Approve estimate from Ferpes Brother for raising the tree canopy in the development; (Rose/Bertoch); approved, unanimous.

Annual Meeting: President wants to have the Candidate Nomination meeting for the upcoming August Annual Members Meeting before the July meeting.

Annual Meeting Location: President mentioned he did not want to go back to the church where the meeting was held in 2009.

- Manager and board will look for alternative locations.
- President wants to have meeting at the Apopka H.S.

NEW BUSINESS

Homeowner Mailing: President mentioned the need to inform Homeowners of the ARC paint selection process.

- Suggested sending a Post Card through the Newsletter Printer.
- Manager mentioned inserting a blurb in the association Newsletter
- President thought a Post Card to the H/O might be more effective.
- Manager stated he would inquire with Color Wheel Paints if they had a post card for such a purpose.

Neighborhood Watch Program: President mentioned the board needs to find volunteers for the N/W program.

- May advertise in N/L.

Covenant Compliance Committee: Chris mentioned that John Sidor has two new volunteers for the committee.

OPEN FORUM

Mr. Arjoon: purchasing a home on Lancer Oak from the bank; new H/O closing in the next week.

- Submitting an ARC form

Mr. & Mrs. Hebda: attended to see what transpired at BOD's meetings.

429 Lancer Oak residents: mentioned the disturbing music coming from the school ball fields on weekends.

- APD Officer Pop addressed the issue saying that nuisances should be reported to the Police Dept.

Covenant Compliance Committee recap: Chris informed the attendees the reason for the CCC and what the laws requires for fining H/O's for violations.

NEXT MEETING DATE: July 13, 2010

ADJOURNMENT: Adjourn meeting at 8:48 PM.

Respectfully submitted for the Secretary of the Board of Directors

Paul Corvi, LCAM

Hara Management, Inc.
