

THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 9, 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 7:05 PM by the President, Chris Bertoch.

VERIFICATION OF QUORUM & PROOF OF NOTICE

Board members present were President Chris Bertoch and Vice President Judith Heckenberg and Secretary/Treasurer 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.

APPROVAL OF MINUTES

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

TREASURERS REPORT

The Treasurer mentioned she thought the expenses were tracking close to the budget.

- Judith asked if the assn is reimbursed for NSF amounts showing on the I & E?
 - Manager confirmed that H/O is charged the fee, and the assn is reimbursed once the H/O pays the fee.
- Question was raised regarding the 45 day period on the Intent to Lien procedure.
- Chris asked again about an amended Collection Resolution.
 - Manager discussed the ineffectiveness of the Collection Agency, and an amended CR would not be needed if the board discontinued utilizing the Agency.
 - The employ of a new attorney has no effect on the Collection Resolution.

MANAGERS REPORT

Delinquencies: Manager updated the board on the current delinquency issues.

- Manager supplied a summary report from Taylor & Carls, Wean & Malchow and the Collection Status Report.

Attorney Invoice: Manager is now supplying the board monthly with the Wean & Malchow invoice.

Collection Agency: Manager supplied two summary reports from the Collection Agency which showed almost no progress.

- Manager recommended the board discontinue sending accounts to the Collection Agency.

Apopka Water Charges: Manager informed board of the correspondence from the Water Authority and the billing change beginning next month.

1219 Foxforrest Circle: Manager provided a letter from Regions Bank stating they had sold the note on the property. They did not specify if they collected insurance from the fire.

Brighter Orlando: Manager informed vendor to begin the pressure washing according to his estimate.

Payment Plan Request: Taylor & Carls had received a request for a payment plan from a homeowner.

- Board approval required.

740 N. Lake Avenue: The management company had been notified Wells Fargo foreclosed on this property.

- Assessment payments to the Association will follow in the near future.

Heron Pest Control: Manager reported the vendor's Liability Insurance had lapsed and a request for a new Certification has been requested.

Southern Aquatic Management: the manager had been notified Aquatic Biologist has merged with Southern Aquatic.

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: Not ready for delivery. President plans to add several items to the final draft.

- Judith mentioned she didn't think the **Rules and Regulations should be mailed separately; they should be mailed with the N/L.**

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

Maintenance:

- The light fixtures at the main entrance need replacing.
- Pressure washing to begin the week of 3.15.10
- Chris will speak with Landscaper about replacing dead plants from the winter's freeze.
- Chris suggested painting the community notice board.

UNFINISHED BUSINESS

MOTION: discontinue utilizing Collection Agency; (Heckenberg/Bertoch) approved, unanimous.

Board Goals: Issue tabled

- Chris said he would email the 2010 goals to the manager.

Attorney Trust Accounts: MOTION: Have W&M send Trust account amounts to Management Co; and deposit into the MOO operating account; (Bertoch/Heckenberg) Approved, unanimous.

Payment Plan: MOTION: Approve payment plan from Falconwood Ct. homeowner; (Rose/Heckenberg) approved, unanimous.

Heron Pest Control: MOTION: pay entire year invoice for service; (Bertoch/Heckenberg); approved, unanimous.

- Discussion: Judith questioned paying the whole year at once.
 - Chris mentioned the amount of savings for the Association

NEW BUSINESS

Exclusive Homes: Rhonda questioned the expedience of Exclusive Homes and responding to the board's offer to plant a buffer along the main entrance road.

NEXT MEETING DATE: *April 13, 2010*

ADJOURNMENT: MOTION: Adjourn meeting at 8:55 (Rose/Bertoch) Adjourned.

Respectfully submitted for the Secretary of the Board of Directors

Paul Corvi, LCAM

Hara Management, Inc.
