

THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
May 11, 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 7:09 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.

APPROVAL OF MINUTES

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

- President requested the March & April Minutes be sent to the Webmaster.

TREASURERS REPORT

The Treasurer noticed the association seemed to be doing better financially with delinquencies decreasing.

Treasurers questions:

- Asked manager to provide financials by Wednesday of the week before the meeting.
 - Manager said this would depend on what day of the month the first Wednesday was according to the beginning of the month, and when the financial information is available. Will try to comply.
- President mentioned that expenses (YTD) are 70% of budgeted planned expenses.
- President requested a list of the H/O's still depositing to the BB&T account.

MANAGERS REPORT

Check Signing Procedures: Manager asked board to have the management company sign the association checks to save on the possibility of late charges being assessed.

- Manager mentioned the board could see check activity in monthly financials.
- Manager offered to email invoices before submitting for payment.
- Board approved having management company sign checks for the "utilities" only.
 - All other checks will continue to be forwarded to the President for signature.
 - Treasurer suggested board return check stubs to manager at monthly meetings.
 - Manager rejected this suggested. Check stubs and invoice copies have to be returned immediately to Management Company.

Fence Quote: Manager provided a vendor quote to replace the perimeter fence behind 56 Pine Forest Place.

- Board requested manager obtain another quote. President suggested Barfield Fence Co.
 - Chris thought maybe 104' of fencing would be required.

Association Property/ 840 Stonechapel Ct.: Manager presented copy of Stipulation from the Attorney Wean & Malchow P.A.

- Manager mentioned the Rit of Possession served by the Police Department to the occupants.

740 N. Lake Avenue: Manager noted from the April Managers report that Well Fargo Bank had communicated with the management company requesting to pay the assessment.

- New owners claim that bank, nor title company, knew property was in an HOA was dispelled.

1164 Foxforrest Circle: Manager provided information showing the Title Company did not submit an Estoppel Request for this property when sold to new owner.

- Management Company will now research public records before sending account to the attorney.

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: Judith mentioned a request for a color not in the paint pallet, but color was close. Asked for Board's opinion.

- Chris asked if the roof shingle would clash with new color.

MOTION: Approve requested color on 243 Lancer Oak application: (Heckenberg/Rose) approved, unanimous.

- Chris asked manager to send second page of HMI's ARC standard form to the webmaster.

Maintenance:

- Graffiti cleaned from Lake Ave fence.
- Purchased replacement bulbs for signage
- Main entrance landscaping recovering from winter freeze; not needing replacement.
- RV trailer removed from property next to Exclusive Home's property.
- Exclusive Homes to cover land prep for landscaping project along Wekiva Pines Blvd.
- Inspected Perimeter fence behind 56 and 52 Pine Forest PL. Recommend replacing fence along both properties.
 - Asked that expense be paid out of the Reserve account
- Review common grounds with landscaper; discussed trimming trees along sidewalks and additional lawns on their maintenance lists.
- Ordered additional banner announcing the community garage sale.
- Discussed additional community signage w/homeowners on Lake and W. Grossenbacher streets.
- Need to order additional "No Trespassing" signs for Lake Ave wire fencing.
 - Asked manager to order more signs.

Newsletter/Website: Chris mentioned the content for the next N/L is coming together.

Covenant Compliance: Mr. Sidor asked to be reminded what the authority and function of the committee was.

- Manager read the pertinent information from the Florida Statutes

Welcoming Committee: John suggested the association provide a welcoming basket to new homeowners.

- Chris mentioned the new "resale" report now provided my manager as a helpful tool in identifying new owners.

UNFINISHED BUSINESS

All issues previously covered throughout meeting.

NEW BUSINESS

80 Abbey Hollow Ln: Asked for a street light at the corner of Abbey Hollow and Lake Ave.

- President said this was a city issue, but he could contact the local representative.

Violations: Board asked manager to violatate vehicles parked on grass.

Wekiva Pines Blvd Landscaping project: President asked board to approve an additional \$1700.00 for the landscaping project. (raised from \$2000.00 limit)

MOTION: Raise limit of landscaping project \$1700.00 to \$3700.00; (Bertoch/Rose), approved, unanimous.

- Expense should be paid out of the reserve account.

OPEN FORUM

NEXT MEETING DATE: June 8, 2010

- June meeting will return to the Apopka Police Service Center in the Victoria Plaza.

ADJOURNMENT: Adjourn meeting at 9.05 pm

Respectfully submitted for the Secretary of the Board of Directors

Paul Corvi, LCAM

Hara Management, Inc.
