

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

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5   **CALL TO ORDER**

6   The meeting was called to order by President Chris Bertoch at 7:35 PM.  
7

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

9   Board members present were Chris Bertoch, Chuck Herrick and Athena Bouvier. Mike Berger and  
10 Rhonda Rose were absent. A quorum of the Board of Directors was present, and the meeting was  
11 properly noticed in accordance with Florida Statutes. Randy Bowman represented Hara Management.  
12 Several homeowners were present.  
13

14   **APPROVAL OF MINUTES**

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16   **MOTION:** Athena Bouvier made a motion to approve the April 2011 meeting minutes with the  
17 following corrections to lines 20, 41, 43 and 115.

18   Line 20: strike "have time to review"

19   Line 41 add: "and justified why"

20   Line 43: strike "to"

21   Line 115: change "April 12" to "May 10"

22   Chris Bertoch seconded the motion; all voted in favor. The minutes are approved.  
23

24   **TREASURERS REPORT**

25  
26   Treasurer Athena Bouvier reported the association's operating and reserve account balances. She  
27 reviewed the expenses versus budget for the previous period and year to date.  
28

29   **MANAGER'S REPORT**

30   The Management Report dated May 10, 2011 was prepared by Randy Bowman, CAM. A copy will be  
31 attached to the approved minutes and retained on file for future reference by the Association. The  
32 report included delinquent accounts, violations, re-sale activity and collection actions.  
33

34   **UNFINISHED BUSINESS**

35   **Repair of the Community's Notice Boards**

- 36   • Chris Bertoch reported that the boards are still in need of repair or even replacement. Mr. Bertoch  
37 asked manager to look into prefabricated units. Mr. Bertoch and a volunteer will review the  
38 condition of the notice boards on Sunday May 15, 2011.  
39

40   **NEW BUSINESS**

41   **Homeowner Correspondences**

- 42   • **1050 Pineview request to waive fees and interest**

43   **Motion:** Chris Bertoch moved to deny the request to waive fees and interest. Athena Bouvier  
44 seconded the motion. All voted in favor; the motion carried.

- 45   • **31 Pine Forest request to waive fees**

46   **MOTION:** Chris Bertoch moved to waive \$38.00 in fees. Athena Bouvier seconded the motion. All  
47 voted in favor; the motion carried.

- 48   • **Attorney's request to file motion to reset sale date for 1124 Foxforrest.**

49   **MOTION:** Chris Bertoch moved to approve the request to file a motion to reset the foreclosure sale  
50 date. Chuck Herrick seconded the motion. All voted in favor; the motion carried.  
51

52   **COMMITTEE REPORTS**

53   ARC: Committee met prior to Board Meeting, see Committee Meeting Minutes.  
54  
55

56 Maintenance:

57 Chris Bertoch reported the following:

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59 The sidewalks at the Falconcrest and Welch Road entrance had been cleaned. The vendor  
60 recommended that an interim cleaning be done do to the algae growth caused by an accumulation of  
61 leaf litter.

62

63 The tree branches along the main boulevard are starting to block street lights and Ferpes Bros. has  
64 been requested to submit a quote for trimming. Mr. Bertoch suggested that the association trim trees  
65 on interior roads and main boulevards in alternate years.

66

67 Annuals at the Welch and Falconcrest entrance are wilting. A homeowner has complained that the  
68 sprinklers in this area are coming on daily. Mr. Bertoch explained that they were being run for ten to  
69 fifteen minutes daily because of the wilting. Director Herrick suggested that the irrigation system, be  
70 reconfigured so that it does not water the road.

71

72 Newsletter/Website:

73 President reported that he had not yet completed the Newsletter. Manager suggested that he contact  
74 the local newspaper to see if they would be willing to help with the printing and delivery for the option  
75 of placing advertising in the newsletter.

76

77 Covenant Compliance Committee:

78 Chris Bertoch reported that the DRC committee had walked the entire community and had found 144  
79 violations.

80

81 Neighborhood Watch: No report given

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83 Welcoming Committee: No report given

84

85 Rules Committee: No report given

86

87 **NEXT MEETING DATE:** confirmed for June 14, 2011

88

89 **OPEN FORUM**

90 Homeowner stated that he would be changing his fence to a vinyl fence.

91

92 **ACTION ITEMS**

93 Manager was requested to perform the following actions:

- 94 • Manager to solicit quotes for Doggie Station servicing
- 95 • Manager to add "Moving Board Meeting to the 3<sup>rd</sup> Tuesday of the Month" to the June Agenda
- 96 • Manger to look for prefabricated Notice Boards and forward to the board.
- 97 • Send Lawn Dying Violation Notice to 31 Pine Forest
- 98 • Manager to send copies of approved minutes to webmaster Darryl.
- 99 • Manger to send violation notice to 1480 Falconcrest regarding fence down and lawn violations.
- 100 • Manager to add Chuck Herrick to speak about graphs to June agenda
- 101 • Send violation notice to 96 Pine Forest regarding tree trimmings and trash

102

103 **ADJOURNMENT:** With no further business to discuss Chuck Herrick moved to close the meeting.  
104 Athena Bouvier seconded the motion. The President closed the meeting at 9:05 PM.

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106 Respectfully submitted for the Secretary of the Board of Directors

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108 Randy Bowman, CAM

109 Hara Management, Inc.

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