

THE PINES OF WEKIVA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 14, 2010

CALL TO ORDER

The September board meeting was called to order by Director Chris Bertoch at 7:05 PM.

VERIFICATION OF QUORUM & PROOF OF NOTICE

Board members present were Chris Bertoch, Ronda Rose, Judith Heckenberg, Mike Berger, Charles Herrick. Late to arrive was Athena Bouvier. A quorum of the Board of Directors was present, and the meeting was properly noticed in accordance with Florida Statutes.

APPROVAL OF MINUTES

MOTION: accept July minutes with corrections: (Bertoch/Heckenberg) approve, unanimous.

BOARD REORGANIZATIONAL MEETING

PRESIDENT: MOTION: Chris Bertoch for President; (Heckenberg/Rose); approved, unanimous.

VICE PRESIDENT: MOTION: Chuck Herrick for Vice President; (Herrick/Berger) approved, unanimous.

SECRETARY: MOTION: Judith Heckenberg for Secretary; (Rose/Herrick); approved, unanimous.

TREASURER: MOTION: Athena Bouvier for Treasurer; (Bertoch/Rose); approved, unanimous.

DIRECTOR: Rhonda Rose

DIRECTOR: Mike Berger

TREASURERS REPORT

Manager briefed the new Treasurer on the Balance Sheet and Income & Expense Statement.

- President questioned why line item 5357 of the I&E statement didn't reflect \$1800.00 from the landscaper.
 - Manager replied he believes the vendor had not submitted the invoice during August.
- President questioned negative number in line item 5635 for year to date
- President questioned negative number in Balance Sheet Reserves of \$3634.70
- Manager will have to research answers

MANAGER'S REPORT

The written Management Report dated September 14, 2010 was prepared by Paul Corvi, CAM. A copy will be attached to the approved minutes and retained on file for future reference by the Association. The report included delinquents, violations, resale activity and collection actions.

- Manager presented a form from Southern Aquatic for installing Triploid Grass Carp in the retention ponds.
- Judith will contact the vendor and discuss.
- Manager presented the 2011 Proposed Budget
 - President will massage budget with budget committee
 - Committee members; Chris Bertoch, Athena Bouvier, John Sidor.

COMMITTEE REPORTS

ARC: Judith Heckenberg

- Chair discussed color variation to colors in the color pallet and difficulty approving ARC Apps because of difference in shade.

Newsletter/Website: Chris Bertoch, Judith Heckenberg; Trying to get next N/L out by end of October.

Welcoming Committee: Rhonda Rose; nothing to report.

Covenant Compliance Committee: John Sidor; absent

Neighborhood Watch: Need volunteers

Maintenance: Chris provided a written maintenance committee report which will be retained with the minutes and management report for this meeting.

UNFINISHED BUSINESS

Ferpes Brothers Estimate: MOTION: Accept vendors September 10.20.10 quote of \$6712.00; (Bertoch/Bouvier), approved, unanimous.

1219 Foxforrest Cir: President presented the Apopka Fire Dept property reappraisal report.

- President reported the property case up for action in October by the city at a condemnation hearing.

Brighter Orlando Quote: Manager will send to BOD's, when estimate arrives from vendor.

NEW BUSINESS

1474 Falconwood Ct.; Chuck mentioned homeowner should receive a violation letter for the dead grass at this home.

- Manager will send letter.

179 Lancer Oak: Chris mentioned a tree on common ground had cracked the perimeter brick wall.

- Suggested using Ferpes Brothers for tree trimming and tree removal.

Community Fall Garage Sale: Board chose to have the community garage sale Saturday, November 6th.

Coral Lakes: Chris mentioned his discussion with the Association Attorney, Karen Wonsetler, about the idea of a Capital Contribution fee for the Association on properties where title transfers to banks.

OPEN FORUM

NEXT MEETING DATE: October 12, 2010 (BAM)

ADJOURNMENT: Adjourn meeting at 9:05 PM.

Respectfully submitted for the Secretary of the Board of Directors
Paul Corvi, CAM,
Hara Management, Inc.
