

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 22, 2007
APPROVED MINUTES

President Ron Seals called the meeting to order at 7:00 PM. A quorum of the Board was established with Al Kiczula, Patty Kenny, Rob Edwards and Curtis Bourque also in attendance. Janice Armstrong represented Greystone Management.

MINUTES

The Minutes of the previous meeting were reviewed and approved.

MANAGEMENT REPORT

Janice asked that the check signing policy be adopted as follows:

Standard monthly checks to be signed and distributed every two weeks by Management after the Treasurer approves a check register. Once processed, the Treasurer will receive a final check register. Special Projects will require the approval of two Board members prior to cutting the vendor check.

Community enforcement inspections will be conducted with the Manager and a Board member whenever possible. The Board will review the standard letters to be sent to residents to make any changes they would like to see.

Collection Policy will be 15 days first notice, 30 days second notice, 45 days Intent to Lien and 60 days notification will be sent to the attorney to send a final demand letter prior to filing a lien against the unit.

A meeting will be scheduled on site with the developer's representative, Ben Walters of Inland Homes, the Board and Management. Janice also recommended that she meet with Ben to discuss the initial budget and subsequent shortfalls; completion of outstanding issues and a settlement for budget shortfall, landscaping matters, etc. Janice also recommended that the Board consider having an agronomist inspect the trees which are planted in front of the units to determine if there is a danger to the foundations, sidewalks and drives from the root systems.

PRESIDENT'S REPORT

Ron delivered a status report of various items. The most important item to be resolved with Inland Homes is to have the joinders signed requiring membership in the association for all residents. Bob had made some necessary changes to the final documents prior to filing with the attorney.

Inland Homes will also be asked to address landscaping issues and a settlement price for the sod, building landscape which deteriorated and the trees, once inspected by the agronomist. The Budget and the initial reserve calculations will also be discussed with Ben Walters.

Ron reported that the Master Association meets every third Thursday. An issue that is currently being addressed is the Sky Shades installed by the master developer Newland Homes, which appear to be an expensive liability for the Association in the future. Costs to remove the shades in storm conditions, replacement of the shades will be very costly, neither the membership, nor the community Boards were

consulted before the park's sky shades were installed. Further, the lake side views have been limited by the installation.

Ron stated that Carol Rumsey, manager for the Master Association, has been asked to have No Parking signs installed along Saratoga to address problems there.

There will soon be two open positions on the Master Board and volunteers were needed. A few subcommittees had also been formed to do a Management search for the Master Association when turned over to the residents in 2007.

Janice asked that the Board review the Orientation Package to be sent to the residents which will include A Welcome Letter, Emergency Contact Sheet, Question and Answer dialogue and current budget. The package will also include the Rules and Regulations - following Board changes and adoption - and the ARB Guidelines. Patty Volunteered to head the Social Committee for Gentry Park.

OLD BUSINESS

Janice recommended to the Board that they retain the services of Attorney Matt Firestone. The Board requested that Matt provide a legal update for their monthly meetings. A motion was made, seconded and carried unanimously to retain Pohl and Short.

Annexation documentation to be presented to Ben Walters at the meeting on site Wednesday to sign.

The Punch list will be carefully reviewed with Ben at the meeting as well.

NEW BUSINESS

The Board agreed that after the outstanding items are resolved, quarterly meetings will be sufficient.

No Parking signs will be installed. It will need to be determined if towing will be allowed. This is a matter for the CDD.

The new landscape contractor, ProScope, will be asked for a set schedule.

The Board asked that Greystone investigate a water meter leak. Janice will get with Marilyn.

Patty asked that in the next mailing owners be reminded that they are required to pick up after their dogs. And that trash cans must be properly stored after pick up.

Greystone Management was asked to contact Matt Firestone to see what needed to be done to require owners to provide Certificate of Insurance naming the association to ensure that everyone has individual insurance coverage. Janice was asked to add the requirement to the current Estoppel information.

Railings to the individual units were discussed. The previous landscape had damaged the railings. However, the previous management company did not pursue the vendor for repairs in spite of having been notified of specific repairs. The Association will need to perform repairs since the last landscaper was not held responsible.

The Board inquired about the rear black fence ownership due to damages caused by the CDD maintenance crews. The Board will inspect on the site inspection with Ben Walters.

Noisy dogs were discussed. Curtis advised that Code Enforcement is the best agency to contact. Animal Control will not come out for noise complaints.

There being no further business, the meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Janice Armstrong Managing Agent

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