

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY FEBRUARY 27, 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 and Carolina Jimenez represented Greystone Management.

MINUTES

The Minutes of the previous meeting were reviewed and approved with corrections. Motion made by Mr. Bourque and seconded by Mr. Kiczula. Motion was passed unanimously 5-0.

MANAGEMENT REPORT

Janice delivered the Management Report which is attached as part of these minutes. The matters discussed are as follows:

Janice reviewed her meeting with Ben Walters about pending items such as tree replacement, electrical issues, stucco repairs and outstanding irrigation issues.

Management did advise that as per Janice's meeting testing of the stucco walls would commence and advised the Board to place any and all damages in writing. Board was advised that Duron had come out and revisited the building on the corner of Chickasaw and would begin re-painting of the building.

Management will also be presenting landscape proposals for outstanding issues. Janice also informed the Board that Newland will be replacing the sod between the buildings once irrigation systems are restored. Mr. Bourque did advise that irrigation is not currently on however should be restored as of the fifth of March 2007. Management also advised that trees may be considered for replacement if the significance of the issues can be proven.

The Board suggested that management meet with Newland and Inland Homes in reference to the landscaping issues still outstanding and Janice did agree to do so.

Discussion of water issue continued and Janice informed the Board that while meeting with Ben Walters it was determined that Newland was in fact responsible for the necessary repairs. Mr. Bourque also explained that the delay in resolving this was due to conflicting information between the city and county as to who held the rights to the water lines. Mr. Bourque also explained that most recently the water was turned off because the EPA needed to conduct testing in order to restore water to the irrigation system. A meeting has been scheduled on the fifth of March with the City, County, and CDD among other agencies which will be present in order to resolve this issue. Mr. Bourque will also be in attendance representing Gentry Park.

Janice Armstrong presented the Financial Report. Management informed the Board that Colonial Bank was showing higher interest rates than Community Association Bank and therefore advised that all liquid assets remain with Colonial Bank. Management did inform the Board that as of to date we are under budget. Motion was made to accept the Financial Report by Mr. Kiczula and seconded by Mr. Bourque. Motion was carried 5-0.

Mr. Seals presented ARB application for 6225 S. Chickasaw Trail and committee proceeded to approve.

Discussion was raised about the unit at 6342 Wescott which has an enclosed roof that was approved by the developer Board. Janice did advise the Board that unit can be sent a letter informing them that once it is in disrepair the ARB will not be approving its repair and or replacement. It will also advise them that if they sell it must be removed prior to closing.

After a lengthy discussion by the Board a motion was made by Mr. Seals to send out letter to this unit owner and seconded by Mr. Bourque. Motion was carried unanimously 5-0.

Mr. Bourque reported that after meeting with the landscaper about the leaning trees that were being held up by strings along the sidewalk. The landscaper had advised the removal of them. Management did suggest the replacement of those trees and Mr. Bourque said he would meet again with the landscaper to review samples of replacement trees. Mr. Bourque did also address the fire ant issue under the mulch and stated that ProScape did advise him that they would need to come in and heavily inject the bait in order to cure the problem. Management did advise the Board that this could pose a problem in the future if not addressed with the ants entering the units due to upcoming rainy season.

Greystone Management suggested a newsletter addressing the need for "Spring Cleaning" for all of the membership. After lengthy discussion the Board did agree to review a program in an effort to maintain the railings, sidewalks, and necessary pressure washing.

PRESIDENT'S REPORT

Ron delivered no report.

OLD BUSINESS

None

NEW BUSINESS

Ron informed the Board that the No Parking signs had been installed and were being enforced by the Master Association.

Discussion was brought up about the need to renew or recharge Fire extinguishers and after lengthy discussion the Board determined that the cost would not be in the best interest of the association.

Next meeting is scheduled for March 26, 2007.

There being no further business, motion was made to close meeting by Mr. Bourque and seconded by Mr. Kiczula. Motion carried 5-0. The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

Carolina Jimenez
Managing Agent

