

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY MARCH 26, 2007
APPROVED MINUTES

President Ron Seals called for open forum and discussion with the membership at 6:50 p.m. to begin.

The "No Parking" signs were discussed and Mr. Bourque explained that they belonged to the CDD and they were entitled to do so being that the streets were owned by the CDD. Members showed concerns over the appearance of the signs being placed in front of the units. Mr. Bourque and Mr. Seals agreed to request the signs be moved to a neutral location at the end of the streets.

Discussion followed about the recent vehicle theft within Vista Lakes particularly on Bristol Channel Way and the Board did explain that the Police department was aware and was monitoring the activity. Membership also brought up concerns about proper lighting and the Board agreed to look into it.

Membership also brought up the possibility of installation of the speed bumps in the community. Homeowners felt that if installed they would prefer speed bumps to speed humps.

Open forum was closed and Mr. Seals called the meeting to order at 7:15 p.m. Quorum was established. Present were Mr. Seals, Mr. Bourque, Patty, Mr. Kiczula, and Ron.

MINUTES

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

MANAGEMENT REPORT

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

Management reviewed the draft letter to be sent to Ben Walters about pending items such as tree replacement, painting issues, stucco repairs, annexation, backflow devices, and outstanding irrigation issues. Budgeting for 2006 and 2007 was also addressed in the letter.

Management did advise the Board to review the draft for final approval and to forward any changes and or additions to the letter via email.

Management also informed the Board that a letter had been sent first class mail to 6342 Westcott Cove in reference to the roofed screen enclosure. The letter did inform them that once the roof was in disrepair or the property was sold it would need to be removed.

The Board did request that management obtain a copy of the Proscapè proposal for replacement of all landscape issues at Gentry Park and send over to the Board for review prior to completion of draft letter to Ben Walters.

Mr. Seals requested that Management obtain update on annexation from the attorney.

Patty posed a question as to the responsibility of exposing backflows and the exact function of backflows. Mr. Bourque proceeded to explain that the responsibility of exposing the backflows would

fall back on Inland Homes and reviewed the function of them to each home.

Board inquired about the portions of landscaping that belong to the CDD and the lack of irrigation. Question was posed as if the CDD planned on repairing and continuing to care for those portions that belong to them. Mr. Bourque proceeded to inform the Board that in fact they would be once irrigation was restored.

FINANCIAL REPORT

Management did review outstanding delinquencies and balance sheet. Financial report was sent out to the Board on the 15th

Motion was made to approve financial report by Mr. Kiczula and seconded by Mr. Bourque. Motion was carried unanimously 5-0.

LANDSCAPE REPORT

Discussion was lead by Mr. Bourque reporting that the leaning trees throughout the community were in fact removed by Proscap.

Questions about the plants at the entrance of the units and bushes at the sides of garages were brought up. The membership felt that it was not fair not to allow landscaping improvements at the entrances and garages Mr. Bourque did inform the membership that it is stated in the Covenants that all landscape improvements and alterations need ARC approval. Also, went on to explain that if not properly monitored could interfere with the ability of the utility companies to access necessary wiring.

Lighting throughout the community was also brought up and Mr. Bourque informed everyone that any lights that were not functional should be tagged and reported to him and he would contact Progress Energy directly.

PRESIDENT'S REPORT

Ron delivered no report.

OLD BUSINESS

Management did explain that the 2007 Budget was being addressed in the letter t Ben Walters as well as the irrigation issues as mentioned above.

Management presented the Board of Directors with the orientation package to go out to the members upon purchasing in Gentry Park. The Board will review and make any changes or additions.

NEW BUSINESS

Mr. Kiczula opened discussion for the change on the no signage allowed in the community. Some of the membership expressed concern about all the "For Sale" signs that would be around.

However, after reviewing the Documents for Gentry Park the Board requested that management look into obtaining a copy of the ARC Guidelines that are mentioned throughout the Documents.


Discussion of cars speeding thru the alleys also came up. The Board requested that management send a letter to 6262 Bristol Channel Way. A white Ford F150 parked at their unit has been witnessed u turning on the grass in order to cut thru to Publix.

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 8:38 PM.

Respectfully Submitted,

Carolina Jimenez
Managing Agent

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