

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY APRIL 23, 2007
APPROVED MINUTES

President Ron Seals called the meeting to order at 7:06 p.m. Al Kiczula, Curtis Bourque, and Rob Edwards also present. Quorum was established

Ron presented open forum to the membership in order to let the membership ask any questions or present concerns within the community.

Question was raised as to the status of the Website and Rob explained that he is in the researching a hosting company and it should be working within a week or so. Mr. Bourque asked if the website name of gentrypark.com had been purchased and Mr. Edwards said he believed it had been, but would research and confirm.

MINUTES

The Minutes of the previous meeting were reviewed and approved with corrections. Motion made by Mr. Bourque and seconded by Mr. Edwards. Motion was passed unanimously 4-0.

MANAGEMENT REPORT

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

Management mailed per the direction of the Board a letter to Ben Walters with Inland Homes on or about April 3, 2007. The letter addressed tree replacement, stucco and paint problems that need attention, Landscaping, annexation and of course, back flow devices being exposed to resolve the ongoing irrigation problem. To date management has not received a response from Inland Homes. Carolina has made a concerted effort to contact Mr. Walters via email and voicemail.

Management has contacted Matt Firestone in reference to current billing methods and the annexation issues at Gentry Park. As per the direction of the Board management also inquired if he held a copy of the ARC guidelines that are mention throughout the documents.

Brown & Brown was contacted in reference to the upcoming renewal of insurance. Management also contacted Carol Rumsley in order to obtain a better understanding as to what exactly is insured thru the CDD and what is going to be insured by the association.

Management has met with Mr. Kiczula and Mr. Bourque to discuss the Budget for 2007. At the request of the Board management is currently reviewing terms and length of contracts to make any necessary changes.

Management is performing site inspections and had found repeat violations and recommends that the Board invite them to a hearing prior to commencement of fines.

Proscape has proposal for mulch has been emailed to the Board for review as requested.

The Board has requested that management obtain proposals for mulch and also inquired as to what insurance maybe necessary if a contractor is performing repairs on the buildings and a projectile were to

fall onto the CDD property.

Management will forward all proposals for mulch to the Board once obtained and also ask Brown & Brown about the coverage necessary if the above should occur.

Motion made by Mr. Bourque to approve the management reports and seconded by Mr. Kiczula. Motion carried 4-0.

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 4-0.

LANDSCAPE REPORT

Mr. Bourque has spoken with the CDD and asked that they assist in addressing the issue of irrigation in the community being that they also own portions of easements and existing common areas.

Mr. Kiczula and Mr. Edwards addressed the membership on the status of backflow devices within Gentry Park.

Mr. Kiczula mentioned that he had attended the Board meeting for Vista Lakes and informed that attendance has dropped off considerably. Also informed that there is a need for Neighborhood representation of Gentry Park at the meetings for Vista Lakes and requested that the membership become more involved.

Mr. Kiczula brought up discussion of the For Sale signs throughout the community and how it is necessary that the Board consider the adaptation of a Board approved sign for the community.

Also brought up by Mr. Kiczula was the current issue of satellite dishes that have been installed without approval. Management suggested that the Board seek a legal opinion as to the removal of them or the grandfathering of existing dishes. The Board has requested that management contact the attorney and obtain a legal opinion in reference to this matter.

Board discussed the adoption of the ARC Guidelines from the Master Association. Board also asked that management review and assist in customizing it to adhere to Gentry Park.

Mr. Bourque informed that Security for Vista Lakes has been terminated and the CDD is looking into the possibility of contracting off duty police instead and or cameras throughout Vista Lakes.

Mr. Bourque explained that Proscap has almost completed the necessary repairs of sprinkler heads within the community and the CDD will be covering the cost involved.

Proscap has recommended that treatment for ants be done prior to mulch installation. Board discussed and the ants will be treated prior to the installation.

PRESIDENT'S REPORT

Ron delivered no report.

OLD/NEW BUSINESS

The budget for 2007 was discussed at length and Mr. Bourque expressed his concern and need to have this Budget presented and passed in order to avoid a further deficit in funds.

Mr. Kiczula informed the membership of the meeting that was held at the Greystone Management offices with Mr. Bourque and the accounting manager at Greystone Management. He explained that after extensive review he felt that it was imperative that the budget be presented and adopted for 2007.

Mr. Bourque advised the Board that a Reserve Study would be a good tool in adjusting the Budget if so needed in the future. However, as of the moment this was a very pressing issue and time is of the essence.

The Board made all adjustments deemed needed and a motion was made by Mr. Bourque to stop the funding of irrigation reserve and continue to fund painting, roof, and insurance deductible reserves. Motion was seconded by Mr. Kiczula. Motion was carried 4-0.

There was also discussion with Carol Rumley who suggested we are required to keep the reserve funding for roofs and paint ... that we could probably take out the insurance deductible reserve but it should be put in the future budgets. The line item for insurance deductible reserves was also removed and money was applied to budget.

After lengthy discussion and motion was made by Mr. Kiczula to approve the 2007 Budget for mailing presented to management. Motion seconded by Mr. Edwards. Motion was carried 4-0.

Mr. Bourque expressed his concern about the charges for legal services currently performed by Pohl & Short and recommended to approve a proposal from Taylor & Carls. Board reviewed and after discussion a motion to was made by Mr. Kiczula to accept the Taylor & Carls proposal and terminate the relationship with Pohl & Short. Motion seconded by Mr. Bourque. Motion carried three in favor one null.

Discussion about Annual meeting was brought to discussion and a motion was made to set the Annual meeting date as of October 16, 2007 by Mr. Bourque and seconded by Mr. Kiczula. Motion was carried 4-0.


Next meeting will be scheduled for May 21, 2007 at 7:00 p.m.

There being no further business, motion was made to close meeting by Mr. Seals and seconded by Mr. Bourque. Motion carried 4-0. The meeting was adjourned at 9:57 PM.

Respectfully Submitted,

Carolina Jimenez
Managing Agent

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