

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY MAY 21, 2007
APPROVED MINUTES

With a majority of the Board present and the requirements of quorum being met as set forth in the bylaws, President Ron Seals called the meeting to order at 7:05 p.m.

ATTENDANCE:

The following board members were in attendance:

Ron Seals
Al Kiczula
Patty Kenny
Rob Edwards
Curtis Bourque

The following parties were also in attendance:

Jeff Bracey, Jose Ascensio, Jim and Karen Stueve all homeowners of Gentry Park.

MINUTES

The Minutes of the previous meeting were reviewed and approved. Motion made by Mr. Kiczula and seconded by Mr. Bourque. 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 has met with Inland Homes® in reference to the outstanding issues at Gentry Park and has spoken with Dion Atchison, Project Manager for Inland Homes® who will be replacing Ben Walters, C.O.O. for Inland Homes®. Management advised the Board that Dion has agreed to resolve the issues that have been presented in the recent mailing that was sent to them regarding Gentry Park and will continue to work closely with Greystone Management to find a quick resolution. Management also reported that Dion was going to respond to the letter this week as to his intentions and management would send the original letter to the board.
- The Financial Report was distributed on the 15th. If there are any questions, Sherma will be available to answer them.
- Management has contacted Matt Firestone in reference to invoice #99652 that was received on or about May 14, 2007. Message was left and waiting on a response.
- Management has contacted Carol Rumley in reference to the plats needed for the Vista Lakes and Gentry Park in order to get accurate proposals on insurance and other upcoming issues. Also Management posed a question as to when and if the CDD has acquired appropriate insurance for the locations that do not belong to Gentry Park. To date Carol has been unable to provide the plats stating that they are still at the Engineers.

- Confirmation has been received that Inland Homes® has in fact filed suit in reference to the units in question for annexation of the Association.

- 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. (see below for further discussion)

- Management has sent over the response received from the attorney for 6342 Westcott Cove Blvd. in reference to the roofed enclosure/addition to Taylor and Carls for review at the direction of the Board.

Motion made by Mr. Bourque to approve the management reports and seconded by Mr. Kiczula. Motion carried 5-0.

FINANCIAL REPORT

- Report was presented by Mr. Edwards. Question was posed by the Board president as to what the symbols on delinquencies stood for and Carolina addressed the Board explaining that the (\$) stood for the payment arrangement and the (@) sign stood for a unit that had been turned over to the attorney. A homeowner (Mr Bracey) questioned how many residents were delinquent. It was determined that only 4 were having the biggest impact and that they were in litigation.

- A question was posed by Mr Edwards on the management fees that were in the financials. Carolina informed the Board that accounting would assist in the researching of the fees and information would be forwarded to the Board.

- A homeowner posed the question as to the recent change in legal representation and Mr. Edwards elaborated on the fact that the fee involved had been reduced by the change in legal representation.

- Financial Report was not approved until a response was received from management regarding fees above.

LANDSCAPE REPORT

Curtis Bourque discussed the landscape report and informed the Board and membership that he has maintained contact and received proposals from Proscap in regards to the landscaping and maintenance.

PRESIDENT'S REPORT

Ron Seals presented the President's report and informed the Board as well as the membership that he has made contact with Carol Rumely after walking the community and has asked for her assistance in moving along with the proposals for installation presented by Proscap to the CDD.

SOCIAL COMMITTEE

Patty was extremely pleased with the strides in obtaining resolution on the irrigation issues within the community. She also informed that the social committee is now beginning the project of a barbeque for the homeowners this summer.

Mr. Bourque volunteered to contact the CDD and see if the use of the pool was possible or the

suggestion of using the Vista Lakes park area was also introduced.

OLD/NEW BUSINESS

- Discussion followed in reference to changes with regard to the adoption of the Rules and Regulations for Gentry Park. Management advised that the Board appoint a committee to review the documents for Gentry Park being that the Rules and Regulations that the Board would like to adopt should be reviewed by the attorney being that it may require amendments to the Documents. All agreed that this would be a wise choice and that a committee would be appointed and the Board would post a meeting within two weeks to review and make any suggestions prior to sending over to the attorney.

- The topic of the Reserve Study was also brought up and discussed at length. Reserve Advisors was the primary choice being that they were already familiar with Vista Lakes being that they have performed the studies for them and will also be conducting the one for Horizons.

Motion to accept the proposal from Reserve Advisors was called by Mr. Bourque and seconded by Mr. Kiczula. Motion carried 5-0. Management will notify Reserve Advisors to schedule the study.

- Question was raised by Jeff Bracey about moving money from a money market account to a CD and management stated that they would consult the accounting department in reference to setting up a CD account and would question any concerns that may affect the Association. Jeff Bracey also presented an alternative budget which was discussed at some length but it was based on expenses up to this point. It had some valid recommendations but Mr Baroque pointed out that the Board had been holding off on needed expenses until they had determined the direction they were going to take so they were not reflected in the budget up to that date. He also pointed out that the major expenses we were incurring were unforeseen and would not be recurring again next year.

Lengthy discussion followed about the mailing of the 2007 Budget revision. A motion was made by Mr. Bourque to mail the budget and cover letter to the membership upon the review and approval of the Board via email. Mr. Kiczula seconded the motion. Motion was carried 5-0.

- The Board requested that a letter be sent to the membership in reference to the need for each homeowner to provide a copy of their insurance information to the Board. The letter is to be included in the mailing for the revised assessment.

- Discussion and update of the posted information on the website followed. Mr. Edwards presented some of the information that he was hoping to have on the website. The main page discussed was a "Guidelines Page", based on Gentry Park HOA Declarations and Vista Lakes Community Declarations, which will cover:

- any changes to the exterior of the townhouses that require Board approval including:
 - any plants not consistent with the original landscaping and remedies for those in violation
 - dish antennas improperly installed without Board approval and the remedies for those violations.
 - guidelines for sale and for rent signs and remedies for those violations
 - leasing guidelines
- garbage and trash disposal
- commercial vehicles
- insurance on townhomes
- pets - nuisance (noisy) and clean-up

It was pointed out that these guidelines were not meant to be restrictive but were needed to assure harmony in a diverse community, protect and conserve the value and desirability of the property and to enhance to quality of life for the residents. It was also suggested that a letter be sent to those in violation giving them 7 days to correct the violations, as per provisions in the HOA Declarations.

- Management will be looking into the need to clear the deco drains near the garage area.

- Discussion followed on the moving forward with the proposed power washing project throughout Gentry Park. Motion was made by Mr. Bourque to move forward with the power washing and the motion was seconded by Ms. Kenny. Motion carried 5-0. (Note: Mr. Bourque was to call to after the meeting to schedule the pressure washing to commence the week of May 29th-June 1st.)

- Patty Kenny asked that Greystone follow up again with Carol Rumely regarding the emails sent to Carol about the following ongoing issues:

- maintenance of the Mail Kiosk,
- pot holes,
- parking of Commercial Vehicles overnight,
- repairs to the black iron fence on Chickasaw,
- landscaping intent/plan,
- damaged/missing wooden reflector poles by the mail kiosk, and
- the removal of pressed board by the mail kiosk.

The Board set up an open meeting on June 11th to discuss Architectural Review items.

Mr Edwards requested that management supply copies of past letters sent to homeowners by management regarding violations. Carolina said she would email him the copies.

Next BOD meeting scheduled for June 18, 2007 at 7:00 p.m.

There being no further business, meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Carolina Jimenez
Managing Agent

