

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY JUNE 18, 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 pm

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:

Joyce Gordy, Michael Hoepner, Hans Michielssen, and Jeffrey Bracey 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:

- After lengthy discussion with Inland Homes®, the installation of all 42 back flows throughout the community has been completed. Moving forward, management is working with the Board on beginning the installation and replacement of the dead plant material throughout Gentry Park.
- The Financial Report was distributed on the 15th. If there are any questions, Sherma will be available to answer them.
- Management has made contact with Carol Rumely regarding the outstanding issues with the mail kiosk, illegal parking, etc. She has informed me that she will be bringing that up at the next meeting with the CDD.

Since that conversation with Ms. Rumely, the Board learned from Al Kiczula, who attended the last CDD meeting, that according to the CDD, the mail kiosk is Gentry Park's to maintain. They [CDD] did however allocate four thousand dollars to move forward with the sidewalk repairs and pot holes within Gentry Park. They [CDD] have instructed Carol Rumely to obtain proposals for the fence repairs that are also needed. Furthermore they will be installing the signs that state "No commercial vehicles after a certain hour".

- The Board has requested that all ARC applications be mailed directly to Mr. Kiczula and that has been

noted and shall continue as requested.

- Letters to be sent to the membership regarding the need for proof of insurance has been compiled and the Board has decided to hand deliver to each unit in order to save on mailing expenses.

- 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)

- A question was brought up by Ms. Kenny regarding the status of repairs for stucco. Ms. Kenny has spoken with Jennifer Ly with Inland and apparently Ms. Ly knew nothing about stucco repairs and painting within Gentry Park. Management will be again contacting Inland to confirm date and time for paint and stucco repairs to begin.

- Mr. Hoepner also brought up that the hairline cracks were a large problem. Mr. Hoepner had contacted Inland Homes® about the cracks and repainting of his unit and he was told that is not covered under warranty and therefore he would need to contract someone to repair. Management also stated that they would contact Inland Homes® to also inquire about the lack of warranty within Gentry Park.

Motion made by Mr. Edwards to approve the management reports and seconded by Ms. Kenny. Motion carried 5-0.

FINANCIAL REPORT

- April's Report was addressed again by Mr. Edwards. There were some questions that had to be answered at the last meeting and Mr. Edwards suggested that the Board hold off on approving the April Financial report until he had time to get clarification from the accounting dept. He received an email clarifying the accounting questions a couple of days later and recommended that the board approve the April Financial Report.

Motion made by Mr. Edwards to approve the management reports and seconded by Ms. Kenny. Motion carried 5-0.

- May Financial report was also presented by Mr. Edwards.

- Mr. Edwards had emailed accounting regarding the status of delinquent accounts. It was explained that the collections were done bi-monthly and that there were only three owners that were seriously delinquent. He also informed the board that these are the three units that are part of the annexation thru Inland Homes®.

- Mr. Edwards also posed another question to the accounting department regarding the termite expense that was showing on the financials and Mr. Bourque explained that the name to the line item has been changed to Pest Control. This is to cover the expense of ant control that was recently performed. This was also confirmed by email from Sherma.

- Mr. Edwards questioned the insurance that had been renewed prior to Board review. Management explained that being that the insurance would have lapsed in the middle of hurricane season the Association would be at risk if the insurance was not renewed and that the insurance policy could be revised once all aspects were reviewed and a refund could be issued if coverage was readjusted.

- Mr Edwards noticed that we had paid for the Reserve Study and questioned whether it had been done yet. Mr. Bourque stated that he was going to meet with the reserve study people on June 28th for a

initial walk-thru so they could familiarize themselves with the property and the in-depth study would take place shortly thereafter.

- Mr. Edwards began conversation regarding the funds in the reserve accounts (over \$200,000) and questioned whether it would be safer and more prudent to place the funds in excess of \$100,000 (which is the max amount insured by the FDIC) into another type of interest bearing account or CD. He had also emailed Greystone's accounting dept. for their thoughts and suggestions. Mr. Bourque stated that he had received an email late that day from Sherma (Accounting Supervisor / Office Manager for Greystone), who suggested placing the funds in CD's. Mr. Edwards asked about possible terms and length of time and Mr. Bourque explained that we could place them in 90, 120 and 180 day terms of maturity. Discussion followed with Mr. Edwards and Ms. Kenny both commenting that 60, 90, 120, and 180 day terms of maturity were available and should be considered. What this means is that the funds can be rolled over again, if we choose, and are fairly accessible in the event that we need the funding in case of an emergency.

After lengthy discussion the motion was made to obtain three CD's for fifty thousand dollars each and with terms of 90, 120 and 180 maturity dates by Mr. Bourque and seconded by Mr. Edwards. Motion carried 5-0. Mr Edwards was to notify Sherma of the Boards decision after the meeting.

Ron Seals suggested that Mr. Edwards be a signer on the CD's. volunteered that he would sign for the CD's if necessary on behalf of the Association.

- Motion was made to approve financial report for May 2007 by Mr. Edwards and seconded by Mr. Kiczula. Motion carried 5-0.

PRESIDENT'S REPORT

Mr. Seals explained that he had contacted Carol Rumely and informed her that Curtis Bourque would be the day to day contact representative for Gentry Park and that Patricia Kenny would be the neighborhood contact for Gentry Park. She made note and would be contacting them for any assistance regarding Gentry Park

ARB REPORT

Mr. Kiczula presented the ARB report and explained that he had performed a site inspection with management and that he was pleased to report that the homeowners are responding. He did state that there is a lot of room for improvement however that he has been receiving ARB applications on a more regular basis.

He presented the following applications:

- Bird bath and feeder - Ms. Kenny brought up the fact that once irrigation is up and running and now all the mulch and landscape installations how would the aesthetics of the community be affected by the location and size. Mr. Bourque explained that Vista Lakes has stringent rules regarding this and may not be approved.

Jeff Bracey stated that he did not feel the bird bath caused any harm and he also felt that the Board should consider allowing the flower planters in the windows to remain.

After further discussion the motion was made to deny the bird bath application by Mr. Edwards and seconded by Mr. Bourque. Motion carried 0-5.

Discussion followed about the type of letters that would be addressed to the homeowner in order to avoid anyone being discouraged about submitting ARB applications for fear of being denied. Ms. Kenny suggested typing letters to the homeowners from the Board being a bit more personalized. Management explained that the letters sent by Greystone Management had a section within the body that could be modified to read what the Board felt was most appropriate. Ms. Kenny stated she would contact management and sort out all details.

- ARB application for wreath on the door was also presented and discussion followed. After review of the application and documents a motion was made to approve the application with the condition that the reef would need to be a holiday decoration by Mr. Bourque and seconded by Mr. Kiczula. Motion carried 5-0.

- Application was also received for the three "FOR SALE" signs in windows and after review of the application a motion was made to deny request by Mr. Bourque and seconded by Ms. Kenny. Only one 18x24" sign is permitted in any window of the unit. Motion carried 0-5.

- Application for a "FOR SALE" sign was presented and was one 18X24" sign. After review of the application the motion was made to approve the sign by Mr. Bourque and seconded by Ms. Kenny. Motion carried 5-0.

SOCIAL COMMITTEE

Ms. Kenny addressed the membership and explained that volunteers are needed for the Social Committee. She would like to organize a community barbecue once all the landscaping issues have been resolved. She did also mention that she would like an ARC committee meeting on the ninth of July at 7:00 pm at the pizza place.

All agreed and asked that management send out an email to remind everyone about the event.

OLD/NEW BUSINESS

- Discussion followed about the recent back flow installation and the lack of clean up efforts on behalf of the installation company. Mr. Bourque explained that he had spoke with Carol Rumely being that the majority of the work was performed on the CDD property.

- 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.

- Ron asked about the money that had been promised to the Association from Inland Homes and Mr. Bourque went on to say that he had spoken with Janice regarding this issue and she explained that she had to have proof of the promise that had been made and recently found the email in which it was stated that this money would be returned to the Association. (was this an email or did it come from the minutes we had taken in Sept 06 where it was recorded that "Ben Walters, Inland Homes, committed to \$4000 to re-landscaping of dead trees, grass/sod, plants, mulch" Greystone Management upon her return will be making contact again with Inland on a time frame for the money that was owed.

- Mr. Bourque also advised that the Board should consider including funding for an engineer's study for 2008.

- Ms. Kenny asked about the pruning of the trees within the community and Mr. Bourque informed her that Gentry Park is on a schedule and he would look into the dates and get back to her.
- Discussion followed about the Deco drains within Gentry Park and Mr. Bourque stated that he would review the plats which were recently obtained by management and he would be able to better determine who is responsible.
- Question was also brought up regarding Mulch installation and Mr. Bourque explained that the estimates were obtained by management however had been put on hold for lack of funds. Mr. Bourque has in fact requested that management send out the proposal received for \$35.50 a cubic yard from Bolling Forest Products.
- Ms. Kenny mentioned the lingering issue with Bellsouth and not having the wires that are exposed buried. Management explained that they have placed several calls to Bellsouth and have not gotten very far and would consider placing a complaint with the FCC regarding the lack of cooperation from Bellsouth to have this addressed. Mr. Bourque suggested that Carolina speak with Tammy as she may have a contact at Bellsouth that may be able to assist.
- Mr. Hoepner brought up his concerns regarding the landscaping and notice of meetings and all changes within the community. He stated he contacted the management company and they were unable to provide him with dates for the following meeting. The Board explained that the meetings are displayed for public view on the web site and he could view time, date, and location. Carolina stated that she would look into why someone was unable to provide that information to him.
- The Board requested that management contact Bob Nanni about the light bulbs that were bought and installed by Ms. Kenny for reimbursement. Management has already made several attempts to obtain reimbursement thru Carol Rumely.
- Question was raised regarding the damage caused by the City of Orlando garbage pick up trucks. Management and Mr. Bourque both explained that a meeting is being scheduled for a walk through with the representative of the City in order to document and file a claim for all the damage that has been caused.
- Homeowner explained that an issue that she called in to Greystone Management needed attention. Her entry way steps have developed a crack and small hole and she is concerned about the damage this may be causing. Management was instructed to contact Jag's janitorial and ask that they asses the repair and inform management for further instruction. - Discussion followed about the insurance requests and the Board confirmed that they would be delivering the notices door to door in an effort to minimize mailing costs. Delivery of the notices should be no later that Saturday June 24, 2007.
- Ms. Kenny brought up the installation of Satellite Dishes within the community and she stated that she would like to see this issue pursued once funds are available. Mr. Bourque agreed and stated once funds were available they could revisit this issue.

Next BOD meeting scheduled for July 16, 2007 at 7:00 pm. Mr. Seals will confirm availability.

Annual meeting is scheduled for the October 16, 2007 management will reserve the Library.

There being no further business, meeting was adjourned at 8:50 PM. Motion to adjourn by Mr. Bourque and seconded by Mr. Kiczula. Motion carried 5-0.

Respectfully Submitted,

Carolina Jimenez

Managing Agent

