

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY JULY 16, 2007- 7:00 PM
ORLANDO, FL
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 7:08 p.m.

ATTENDANCE:

The following board members were in attendance:

Ron Seals
Al Kiczula
Rob Edwards
Curtis Bourque

Patty Kenny was unable to attend.

The following parties were also in attendance:

Karen Stueve, Michelle Scott, Maria Edwards, Scott Lucyno, Paul Newman and Jeffrey Bracey all homeowners of Gentry Park.

MINUTES

The Minutes of the previous meeting were emailed and corrected. Mr. Edwards also informed the membership that the minutes were posted on the website that was updated by him after the previous Board member resigned. Motion made by Mr. Seals and seconded by Mr. Edwards. Motion was carried 4-0.

MANAGEMENT REPORT

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

1. Status of unpaid assessments and legal action taken by developer? Matter is being handled by developer attorney and courts. This matter could easily go on for months.
2. When is Inland going to repaint the faded Grey buildings and other buildings that are already showing worn? What about all of the paint differences where the stucco was tested on each of the buildings? Inland last reported they were getting bids and expected to start. No further word about time frame has been provided.
3. Where is the \$5,000 for landscaping Inland committed to at the Nov 2006 HOA Meeting? Dion has requested that the Board provide a release from the Board of Directors for the landscaping replacement issues in Gentry Park before the funds are released. Typically we would not encourage a Board to sign a release; however, the problems with landscaping have been rather clearly identified as this point.
4. What is the status of the stucco testing? Dion agreed to have this report available to the Board when

all is completed. Janice will try to set a meeting to resolve these open issues in the next week. If a member of the Board feels the Board should be represented, please advise.

5. When is Inland fixing the landscaping mess created by their installation of the backflows? Installation of irrigation to be done when water is turned back on. Landscaping will not be done until water is on, per email from Dion.

6. Do we need to contact our lawyer regarding the lack of movement on Inland's part? There's always the Dept of Business and Professional Regulation where a complaint can be filed against the qualifier for the builder. Greystone cannot recommend action at this time.

7. How actively are we pursuing a resolution to the unresolved issues with Inland? Are we in touch with him on a weekly basis or just waiting for his responses? Did we ever receive the letter he was supposed to have sent in May regarding his (Inland Homes) intentions? Again, Janice will try to set a meeting with Inland to resolve. Carolina is in touch quite frequently with Dion directly. Janice and he also speak on occasion.

General Issues:

1. What was the response to the Insurance Letters? How many did Greystone receive? What is our plan of action for the 30% of the Home Owners who are not residents? 34 responses. A letter will need to go to all residents with Board authority, pending funding.

2. Rentals should have tenant info filed with Greystone? Should Greystone send out a letter to the affected Home Owners? Tenant issues will need to be dealt with at a later date when the Association is funded.

3. Reserve Study, what is the status/time line? Study done ? results in 3-4 wks.

4. Bellsouth-when are they coming out to GP to bury their cables? Wasn't a comment made that BS had no intention of burying their phone lines?

5. Backflow inspection-has OCU come out to sign-off on the installed back flows? If not, when? Matter remains open until release to CDD is signed.

6. When can Management get tree trimming bids? Management strongly urges the Board to ONLY consider projects that can be paid for. Having contractors bid projects that will not be done in the foreseeable future will only seriously limit contractors who are willing to bid in the future.

7. What follow up is being done to the Homeowners in violation? (trellis, etc.) Exterior plants not in compliance with HOA Declaration - Arbor on Chickasaw Trail and plants in alley behind Bristol Channel. These items have been identified as CDD matters. Violations in Gentry are being sent to the owners directly. (Signs, etc.)

8. Status of original punch list and where we stand with Inland Homes. Discuss possible recourse. Original punch list was almost completely dissolved after on site inspection since most was CDD property. Other items are discussed in this report.

9. Status of the fixing of the Brighthouse (dark green) towers that are bent over/broken. Brighthouse reports that owners must pay to repair because the towers are constantly hit by cars. Letter will go to Brighthouse advising them to repair as soon as possible and to bill owners. This would certainly make

owners be more careful and nothing the Association says will have the same impact.

10. Quote for the liability insurance (waiting on Carol for their coverage?) Insurance has been paid by Gentry Park. Greystone contacted agent. Policy has been updated excluding common areas and roadways. CDD has been notified that these exclusions have been made and that CDD must cover these exposures.

11. What is the status of the ARC letters discussed at the June HOA Meeting? Letters were in PDF format which management cannot use. Patty was to have sent in word as of last week. Follow-up to be done on next violation inspection.

12. For Sale and For Rent signs stuck in front of units instead of in window? Signs in front of units will be in violation and violations are sent out as with all covenant violations. All signs posted in the window need ARB approval and must be only on 18X24 sign.

13. When is OUC going to go back to their other trucks and trash pickup routine? Have they been contacted regarding damage done to our property? What is the status? OUC met on site with Greystone and agreed to repair damage to lighting and soffits. No dates were given. Management was not aware that schedule changes had been made.

CDD Outstanding Issues:

1. Landscaping responsibilities

- When is the CDD (Newland) starting their landscaping overhaul?
- What is their time line?
- What are they literally planning to do? (replacement of shrubs, grass, etc)

The CDD has agreed to repair the portion belonging to them and Inland has also agreed to replacement of plant material within Gentry Park.

2. GP Mail Kiosk-who maintains it? Who is responsible for maintaining the mailboxes ? repairs, replacement keys, etc? Wooden poles w/ reflectors in front of the Mail Kiosk and Corinth Crossing have been hit and damaged. MATTERS TO BE RESOLVED WITH CDD

3. Business Vans parked in parking lots at Gentry Park. CDD is to be posting signs regarding the parking of commercial vehicles.

4. Repairs of the black iron fence along Chickasaw Trail. Matter turned over to CDD. No response to date.

5. Potholes in the roads; Saratoga Inlet and Corinth Crossing. No response from CDD to date.

GP Outstanding Issues:

1. Mulch proposals to be reviewed and chosen. Per Rob's email dated June 27th? I think we discussed waiting until water and landscaping? Need to discuss our landscaping time frame.

2. Gravel-how much to refill some of the graveled areas in between the driveways? Part of original Punch List.

3. When are the monthly Vista Lakes Board Meetings? Posted at kiosk and online. Is there an email that

goes out? No

4. What is the status of the GentryPark.org "Guidelines Page" including the following per Rob E.? Let's discuss at ARC meeting with a follow-up at the BOD meeting

- 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 (per Vista Lakes doctrines)
- insurance on town homes
- pets - nuisance (noisy) and clean-up

5. Discuss amending GPHOA Declarations

6. Have we determined who is responsible for cleaning the deco-drains that run along the garages at the back of the patio? Luis stated that they are connected to the sewer system between the town homes and that is was our responsibility to clean them. Curtis thought that they may just drain into a "French drain" and also suggested it was each resident's responsibility. This is not an issue at this point

SHINGLE WARRANTY

Mid-Florida Roofing 407-830-8554

Winter Park, FL 32789

Owenscorning.com site <http://owenscorning.com/around/roofing/warranties.asp>

Warranty Covers defected shingles, not shingles damaged due to structural changes

There is a 10 year structural coverage but roof shingles, roof tiles, sheathing and tar paper are not consider Structural Defect. I sent you a section of the 2-10 Homebuyer Warranty booklet that defines Structural Defect.

Owens Corning is the Manufacture. If there are manufacturing defects in the shingles then homeowner should consult with the shingle manufactures warranty for specification. For more information call 1-800-766-3464 or visit www.owenscornong.com.

Mr. Kiczula asked what the status was on annexation and Carolina explained that as of to date Inland informed me that it is in the hands of Inland Homes' attorney and no other information has been received.

Motion was made to accept the management report b Mr. Seals and seconded by Mr. Kiczula. Motion carried 4-0.

FINANCIAL REPORT

Mr. Edwards presented the financial report and informed that after reviewing the financials, the delinquency report posed some concern to him. However, after calling and speaking with the Accounting department at Greystone Management it was explained that due to the recent change in Florida statue the collection of assessments has been delayed. Once a homeowner receives the third violation the homeowner now has forty five days to make payment on assessment prior to being turned over to the association's attorney.

Reserve accounts were also brought up by Mr. Edwards and he stated that the Board had approved the one hundred fifty thousand dollars in the reserve accounts be moved into CD's which would earn a better interest rate. CD's were to be ninety days, one hundred and twenty and one hundred and eighty days. After review Mr. Edwards noticed a very minimal difference in the interest earned between the ninety day and one hundred and twenty day CD's and therefore was working with the accounting department at Greystone Management in order to possibly only hold two ninety day CD's and only one for one hundred and eighty days. Furthermore he has requested that the accounting department look at interest rates in other banks.

Mr. Edwards also stated that he also questioned the accounting department if any of the homeowners were having issues paying the Budget revision for 2007. Accounting informed that no major issues have been detected however it was still too early to make an accurate assessment of who will be delinquent on the payments based on the payment schedule that was adopted.

Motion was made to approve financial report for June 2007 by Mr. Kiczula and seconded by Mr. Bourque. Motion carried 4-0.

PRESIDENT'S REPORT

Mr. Seals informed that he had been contacted by an Intern with Channel 9 news and he had informed them on some of the outstanding issues they were having with the Developer. Upon bringing it to the Board's attention it was not recommended to pursue speaking with the media as the Developer has been very receptive in addressing the issues.

Question was posed as to how the media obtained his information and Mr. Seals explained he was not sure they contacted him on his personal cell phone.

ARB REPORT

Mr. Kiczula presented the ARB report and explained that the ARB meeting was held on the 8th of July and two applications had been discussed. One was approved and one was denied. Mr. Kiczula also informed the membership that the next inspection is scheduled for the 23rd of July and he will be accompanying Carolina on this inspection.

SOCIAL COMMITTEE

Ms. Kenny was not present and therefore no report was presented.

OLD/NEW BUSINESS

Discussion followed on the status of backflows Mr. Bourque explained that after attending the CDD meeting he was informed that the city is requiring a written agreement between the CDD and Gentry Park HOA regarding maintenance of the lines, water billing, etc. They agreement has been drawn up by the Attorney for the CDD and Mr. Bourque and the Board have now sent it to the Association's attorney for his review and recommendation. Once this issue is finalized the city will then schedule the inspection of the backflows in order to restore full irrigation and begin restoration of the plant material within Gentry Park.

Members posed the question as to when the next CDD meeting would be taking place and Mr. Bourque

and Mr. Kiczula mentioned that they were regularly held on the 2nd Wednesday of every month. Mr. Edwards agreed he would be posting the information on the website.

Members also spoke about the recent displeasure with the landscapers and the lack of detail and care performed at Gentry Park and management was asked to schedule a meeting with Proscape to address the concerns.

Mr. Bourque also addressed the need to have the trees trimmed back throughout the community and discussion followed about postponing the mulching project and moving forward with the tree trimming.

Motion was made by Mr. Bourque to obtain three proposals for tree trimming within Gentry Park and seconded by Mr. Kiczula. Motion carried 4-0.

A question was brought up about the parking on the curbs within Gentry Park and management explained that this would be something the homeowners would need to contact the CDD on being that the roads are owned by them.

Mr. Kiczula also informed the membership that the next ARC meeting would be held at the new Ice Cream shop off of Lee Vista on the 13th of August at 7:00 p.m. and the every following meeting for the ARC would be held on the 2nd Monday of every month.

Mr. Edwards would email Patty to have her send the schedule to Gary with Vista Lakes via email.

Board requested that management look into the option of digital signatures online to speed up turnaround on approvals and or denials. Carolina will research and inform the Board.

Next BOD meeting scheduled for August 20, 2007 at 7:00 p.m.

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

There being no further business, meeting was adjourned at 8:39 P.M. Motion to adjourn by Mr. Bourque and seconded by Mr. Kiczula. Motion carried 4-0.

Respectfully Submitted,

Carolina Jimenez
Managing Agent

