

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY AUGUST 20, 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 7:05 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:

Michelle Scott, Marcos Lopez, Jeffrey Bracey, and Hans Michielssen, all homeowners of Gentry Park. Also in attendance was Gary van der Laan from Leland Management.

MINUTES

The Minutes for the July 16th meeting were reviewed. Mr. Edwards brought up corrections. Motion was made to accept the minutes with corrections by Mr. Kiczula and seconded by Mr. Seals. 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. Management met with Secretary and reviewed open items list in order to provide follow-up to the Board concerning pending and closed items.
2. Brighthouse Networks was contacted regarding the ongoing issues with pedestals located near garages. Management was informed by Ms. Johnette at Brighthouse that the maintenance department supervisor would be out and assesses the possibility of alternate locations.
3. Spoke with Eric Morris which is Jody Cowherd's supervisor and he explained that he has looked at them and will begin replacements of the current ones with underground buried pots. He apologized for the delay and stated that Bellsouth would begin replacement this coming week.
4. Have received and will present to the Board the reserve study from Reserve Advisors for Gentry Park.
5. The Financial Report was distributed on the 15th. If there are any questions, Sherma will be available

to answer them.

6. Received and sent proposal from Roof Masters concerning the City of Orlando damage caused by trash trucks. Did you see Curtis's response/concerns? Were all issues addressed and understood by Roof masters? I know that Curtis wanted them to walk every roof and they stated they would look at several locations however I have received a call from Charles requesting that I meet with him out there tomorrow. They had trouble locating the missing shingles? I have also placed a call to Collins roofing which was also supposed to submit a proposal and am waiting for a call back.

7. Management contacted Brightfuture for update on the proposals for the electrical repairs that were caused by City of Orlando trash trucks. What about damage to the buildings caused by the trash trucks? Were bids gathered? Did you discuss with the City of Orlando? The requested scope of work from Roof masters was to include soffit, stucco and siding as they are also general contractors however I have placed a call to confirm with Charles. I have sent over the proposal to the City and requested that they contact me to discuss further.

8. Management received proposal from Proscap for improvements that was emailed to the Board for review.

9. Management is performing site inspections and had found repeat violations and recommends that the Board invites them to an enforcement hearing prior to commencement of fines.

10. Insurance Letters H.O. responses? 45 Total to date. What is the alternate plan to gain all for Management files? Send out a mailing to the homeowners that have not responded as they maybe out of state.

11. Mr Edwards also inquired when management was going to have the spreadsheet for current issues completed. This has been in the works for a couple of months now. Management stated that the spreadsheet would be distributed by Wednesday.

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

FINANCIAL REPORT

Mr. Edwards presented the financial report and informed that after reviewing the financials, the current amount in the reserve for mulching was three thousand dollars. He also explained that the Association currently has three CD's that after reviewing they are up for maturity on September 26, 2007, October 26, 2007 and December 26, 2007. Mr. Edwards also reported that the Association is expected to have over one hundred thousand dollars in the association bank account come September and the Board may want to consider opening a fourth CD at that time.

After speaking with the Accounting department at Greystone Management the Board instructed the Accounting department at Greystone Management to explore local banks for the CD accounts. Mr. Edwards also informed the membership that the interest generated by the ninety day, one hundred twenty day, and one hundred and eighty day did not show a significant difference and therefore stated that the Board may want to only open the fourth CD for a ninety day maturity.

Mr. Edwards also advised that to his understanding there are currently only three unit owners that at this point are not paying assessments to the Association but they are the ones that are in litigation.

After lengthy discussion the motion was made to approve the financial report by Mr. Kiczula and seconded by Mr. Edwards. Motion carried 4-0.

PRESIDENT'S REPORT

Mr. Seals presented the president's report and stated that after meeting with Mr. Bourque and receiving all the changes recommended by the Association's attorney he had signed the agreement presented by the CDD for the irrigation throughout the community. He also explained that it has now been turned over for the inspection of the installed backflows to be completed.

Mr. Seals also explained that Ms. Kenny had requested that he attend the neighborhood watch meeting for Vista Lakes and they discussed contracting a security company and additional lighting within Vista Lakes. Also discussion took place about a possible barrier wall.

Mr. Bourque also informed that Ms. Kenny has also requested that the Master Association provide funding for a social event within the community.

ARB REPORT

Mr. Kiczula presented the ARB report and explained that he has met with the new ARB committee member Michelle Scott. They discussed at length the application that was presented for a small welcome sign that was approved.

The question was raised as to the status of ongoing violations and question was posed as to the status of the patio with roof enclosure. Management explained that the request had been made to have the Association attorney respond to the attorney of the homeowner. Management explained that the outstanding violations were being held due to lack of budget funding. Management also explained that the Association attorney was instructed to respond to the homeowner.

MAINTENANCE REPORT

Mr. Bourque reported that the agreement between the CDD and the Association for the water maintenance and billing had been reviewed and signed by Mr. Seals. It has been sent to Orange County for inspections to be scheduled. Also the CDD has agreed to provide seven thousand dollars towards repairs for irrigation.

The tree trimming proposal received from Proscap was presented and reviewed by the Board. Management advised that the proposal should be more specific prior to approval from the Board. After discussion the motion was made to approve funding for the proposal for tree trimming from Proscap by Mr. Bourque and seconded by Mr. Edwards. Motion carried 4-0.

SOCIAL COMMITTEE

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

OLD BUSINESS

Mr. Bourque excused himself from the meeting due to a prior commitment.

Management presented the update with Bellsouth and informed that after speaking with Eric Morris he

stated that work for replacing the "flower pots" would begin next week.

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.

Management informed that after speaking with Johnette at Brighthouse someone would be coming out this week to assess if the "pedestals" could be relocated, moved, and or repaired. Management was requested to follow up and inform the Board of the findings.

Insurance notices were discussed and management recommended that because many homeowners due not live locally a mailing should be sent to those who have not provided necessary documentation.

A motion was made by Mr. Kiczula and seconded by Mr. Seals. Motion carried 4-0.

NEW BUSINESS

Discussion followed regarding the letter proposed to be sent to the Association's attorney in regards to the outstanding issues within Gentry Park. Management was informed by the Board that at this time they would be meeting with Inland in a last attempt before proceeding with the letter

Mr. Kiczula expressed concerned about the property values within the community with the recent bombs discovered within Vista Lakes. After lengthy discussion Mr. Bourque informed that the community was not within the circle in which they were found. Furthermore he explained that this is something that the Master Association should be addressing.

Next BOD meeting scheduled for September 17, 2007 at 7:00 p.m.

ARC meeting is scheduled for September 10th 2007.


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

There being no further business, meeting was adjourned at 8:37 P.M. Motion to adjourn by Mr. Kiczula and seconded by Mr. Edwards. Motion carried 4-0.

Respectfully Submitted,

Carolina Jimenez
Managing Agent

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