

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY SEPTEMBER 24, 2007- 7:00 PM
ORLANDO, FL
APPROVED MINUTES

With 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 7:16 p.m.

ATTENDANCE:

The following board members were in attendance:

Ron Seals
Al Kiczula
Rob Edwards
Curtis Bourque
Patty Kenny

Greystone Management was not in attendance (Patty Kenny recorded the minutes)

Also in attendance was Karen Stueve

MINUTES

The Minutes for the August 20th meeting were reviewed. Minutes taken by management were not accurate. Rob noted his amendments; Curtis motioned to postpone approval of the minutes for further review by the GP HOA Board. all were in agreement and the motion passed 5-0. Aug 2007 Minutes will be reviewed further.

MANAGEMENT REPORT

Patty Kenny delivered the Management Report, which was emailed to the Board this afternoon (9/24). The Board feels that this Management Report was ill-prepared and mostly duped from the August 20th HOA Meeting. (**Bold type** indicates the information was directly picked up from Greystone's Aug 2007 Management Report; blue lightface being the Boards comments): The matters discussed are as follows;

1. **Faxed Brighthouse Networks regarding the ongoing issues with pedestals located near garages on 9-20-07 as a follow up since nothing appeared to have been done.** This issue has been kicking around with Carolina for the past several months, what is the real status?
2. **Have received and will present to the Board the reserve study from Reserve Advisors for Gentry Park.** Ron rec'd this and passed this onto Curtis. Curtis is to notify Greystone on 9/25 to make the second copy available to Rob Edwards who will stop by Greystone to pick up.
3. **The Financial Report was distributed on Sept 15th.** If there are any questions, Sherma will be available to answer them. See FINANCIAL REPORT section of the minutes.
4. **Received and sent proposal from Roof Masters concerning the City of Orlando damage caused by trash trucks.** Curtis has not been notified of this, where is the proposal? What is the status?

5. Management contacted Brightfuture for update on the proposals for the electrical repairs that were caused by City of Orlando trash trucks. Who is Brightfuture? What is the status?

6. Management received proposal from Proscap for improvements that were emailed to the Board for review. The Board believes that this is a dead subject - what "improvements"?

7. 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. DUPED from August. It was noted that the Board noticed that an enforcement hearing was called Sept 17th with the Board - the Board has no knowledge of this.

8. 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 may be out of state. DUPED from Aug 20th Report; The Board has repeatedly ok'd for Greystone to mail letters to the balance of the Home Owners asking them to submit Insurance documentation.

Motion was made to drop the acceptance of the management report by Curtis and seconded by Patty. Motion carried 5-0

FINANCIAL REPORT

Rob discussed our three maturing CDs (\$50,000/each). They are the following:
9/26 CD rolls over for 120 Days (including any interest earned as suggested by Curtis. Rob was to advise Greystone)

10/26 CD rolls over for 90 Days

12/25 CD rolls over for 90 Days

Al notes that we need to review the balance of the buildings need of paint once Inland/Anthony re-stuccos and re-paints the necessary buildings. All in agreement that the Board will review this issue once the work by Inland is complete.

Rob notes that according to Greystone's records, four Home Owners are not paying monthly assessments-Greystone has attorney action w/ all four. According to T&C, only one is accounted for. What's the status on the other three? Rob emailed questions to Kristi, Kristi was to check with Carolina. Greystone's position is to sit on this issue and wait for Inland

Curtis asked Rob if we, GP HOA, are currently in the red or black. Rob states that, as the financial note, GP HOA should be about \$12,000 in the black by the end of 2007. Curtis asks for \$2200 for mulch. Karen Stueve asked about the mulch causing termite problems against the buildings. Curtis stated that some landscapers support this claim, and others deny it's an issue. Rob also brought up the point that we are CBS construction on the 1st floor not wood like many other two story buildings. Patty motions to approve of mulching, Curtis seconds, 5-0 all approve.

Patty mentions that she received a notice from APEX, Inland Homes original Termite Bonding Co. Patty inquired that the HOA Board should investigate further and address APEX and get more information on the details and fees associated with total termite control to be housed under GP HOA's responsibility. Currently it is up to the individual Home Owner. Patty accepts responsibility to gather further information from APEX for Oct 16th HOA Board Meeting.

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

Ron has no report. Patty asked Ron if Gentry Park was a part of the Bombing Range. Curtis, Rob, Al, and Ron all stated that they have viewed aerials, and Gentry Park is not a part of the Bombing Range. Curtis noted that a meeting for VL Residents is being held at the Embassy Suites on I-Drive.

ARB REPORT

Al and Michelle Scott were in contact via phone. They did not receive any ARC Applications from Greystone this month.

Patty asked Al if the Home Owners were allowed to alter the walls on the inside of their patios. Al responded that as long as it's not noticed from the street, Home Owners are free to address the inside of their patios as they see fit (non-structural changes or additions). Karen Stueve also noted that items, plants, etc are not to go above the patio walls.

MAINTENANCE REPORT

Curtis reported that the trees have been trimmed only on the buildings sides to keep trees from brushing against the buildings. Curtis reminded the Board that ProScape is responsible for pruning up the trees. Due to the fact that have been under performing (and being re-evaluated as a vendor) is why our trees have not been pruned.

Curtis also stated that Newland asked Gary of Leland to gather more bids for the GP Landscaping work prior to commencement. Curtis is in daily communication with Gary and will keep the Board abreast to the landscaping status.

SOCIAL COMMITTEE

Curtis notified Patty that her request for social funds from the CDD Budget has been approved. The amount is \$7/door for 2008.

OLD BUSINESS

Al updated the HOA Board and Home Owner that he successfully met with Dion of Inland Homes and Anthony (Stucco contact). Dion sent Carolina of Greystone a schedule of when the problematic buildings will be re-stucco'd and repainted. Al speculated that this is to start in 2-3 weeks from today (9/24). The Board expressed concern with Greystone being the contact for this work. They have not shown to have been responsible in completing tasks or communicating effectively to the GP HOA Board. The Board agrees that Al will continue to be the contact to Dion, Inland Homes and Anthony. Al agrees to keep the GP HOA Board current on events.

NEW BUSINESS

Per the August 20th HOA Meeting, the GP HOA Annual meeting is scheduled for the October 16, 2007 management will reserve the Library. The Board voiced displeasure with the release of the recently dated Sept 21st mailing from Greystone announcing the Annual October 16th meeting at the Southeast Library on Hoffner. Greystone did not preview the letter and its contents with the GP HOA Board Members nor did they receive oral or written consent that the current Board members have officially agreed to continue their tenure as their current capacity. In reviewing GP HOA Documents, Rob noted

that the Home Owners must be given a 30 day notice. Curtis noted that it's too late to correct. Patty questioned that the contents of the mailing contained a letter noting the current Board Members and their current roles, a Proxy form for those unable to attend, and a ballot for those interested Home Owners wishing to run for a HOA seat. Patty suggested that for those voting Proxy, these Home Owners are given the ballot names and this seems a bit rushed. The HOA Board all agreed that they would voice their displeasure with the short time frame and planning with Greystone.

Rob noted that he received Greystone's Management notations. Patty, being Secretary should have received them. Rob read a few lines from the log, most of Greystone's notes outline that the GP HOA Board Members handled the majority of the tasks.

Proposed 2008 Budget was sent to Patty and Curtis from Greystone. Patty noted that she forwarded the Proposed 2008 Budget onto Rob, GP HOA Treasurer. Patty also stated that she made notes on the proposed budget. Curtis stated that this is an incomplete proposal. Rob will make the initial review and the Board agreed to meet to scrub the entry and numbers.


Rob suggests that Greystone's services are not meeting GP Home Owner's needs and have consistently displayed a lack of performance; and he suggests that we should start researching management companies to replace Greystone. Curtis seconds Rob's motion and it carries a 5-0 vote in agreement from all HOA Board Members that they are dissatisfied with Greystone lack of performance. The Board will research and gather bids for review.

There being no further business, motion to adjourn was made by Patty and seconded by Ron. Motion carried 5-0. Meeting was adjourned at 8:18 P.M

Respectfully Submitted,

Patty Kenny
GP HOA Secretary

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