

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, OCTOBER 16, 2007- 7:00 PM
Southeast Public Library/Hoffner
ORLANDO, FL
APPROVED MINUTES

President Ron Seals called the meeting to order at 7:10 pm. A quorum of the Board was present with the following members present:

ATTENDANCE:

The following board members were in attendance:

Ron Seals
Al Kiczula
Rob Edwards
Patty Kenny
Curtis Bourque

The following parties were also in attendance:

Janice Armstrong and Lana Bogden represented Greystone Management
Also in attendance was Mrs. Kiczula

MINUTES

Curtis Bourque made a motion to approve the 1st set of minutes. (PLEASE NOTE THAT NO MINUTES WERE PRODUCED THAT WERE BEING APPROVED AND NONE HAVE BEEN ENTERED INTO THE COMMUNITY RECORD.)

MANAGEMENT REPORT

Janice Armstrong advised that Management had not been made aware that a meeting was to have been scheduled other than the Annual Meeting and an Organizational meeting if a quorum had been reached.

FINANCIAL REPORT

Rob raised questions about delinquencies and which accounts had been sent to the attorney for collection. He also questioned why four homes were being shown at the attorney as opposed to the one he was told by Kristi at Greystone Management. Janice Armstrong explained that three homes have not paid at all and stated they did not want to join the HOA. There was discussion as to what the next step should/could be. A motion was made, seconded, and carried unanimously to have all accounts that were delinquent and had not yet committed to annexation into the association turned over to the attorney for action. Curtis advised that the attorney also worked with the Master Association and that those accounts were paying their assessments there. Perhaps this should be used in having the matter resolved.

Al advised that he understood that Inland Homes had over spent what they had intended to gain annexation and that the suits had been dropped. Janice advised that in spite of countless attempts, calls, emails, even two separate meetings - one with Curtis, etc., Inland Homes had never responded to

requests from Greystone Management to produce copies of the suits so that the Association would have the documentation if estoppel information was requested for any of the units involved prior to a sale of any unit.

The Board agreed that the units needed to be sent to Taylor and Carls for resolve. The Board authorized Janice Armstrong to contact Taylor and Carls regarding the outstanding dues and annexation of all units not included in the documents.

Patty Kenny asked the management about the possibility of a questionnaire going out to the homeowners along with the budget. Janice Armstrong suggested waiting until the first of the year when a lot of the issues will be taken care of.

CD Rollover was discussed. Patty to get copy of previous Minutes to management that shows how this is to be handled.

Rob advised that the financials has not been reviewed since he had just recently received them. Janice recommended that Rob, Sherma and Janice meet to resolve any issues and so that Rob could receive any and all reports that he would like on a specific time table.

NEW BUSINESS

Janice reported that a check had been received from the city regarding the soffit damage by the trash collection trucks for \$2,500. Since quotes were not found, Janice was waiting on one to verify that the amount would cover repairs. Greystone wanted to wait to deposit the check and authorize repairs until it was substantiated.

The Board also asked that Greystone meet with the Master Association since the stucco repair project is now on hold by Inland Homes, yet the dumpster and Port-a potty was left on common area. Janice will meet with the manager with a representative of the Board. There was discussion about the poor levels of landscape maintenance. Curtis advised that the contractor was now on every-other week - winter schedule and unfortunately, the weather was unseasonably hot. Janice Armstrong suggested that they resurrect the letter to Taylor and Carls that she and Patty had developed over a month ago that would put Inland Homes on notice for various items.

Patty asked about replenishing gravel by the rear utility lines of the units. Curtis was in process of getting quotes. Discussion followed.

The next Board meeting will be held November 19th at the community Center. Rob will present the 2008 Proposed Budget at that meeting for approval. Janice and Rob will meet previously and circulate their findings to the Board in advance of that meeting.

There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully Submitted,

Lana Bogden
Managing Agent

