

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 29, 2007- 7:00 PM
VISTA LAKES COMMUNITY CENTER
ORLANDO, FL
APPROVED MINUTES

President Ron Seals elected to have an open forum at 7:00 pm to give Patty Kenny time to get to the meeting. Homeowner questioned the status of the stucco and painting work. Ron Seals explained that the Board is not confident that Inland Homes is going to do the work promised. Patty Kenny stated that she spoke to Anthony at Inland Homes who has promised the work will be completed. Patty urged all Homeowners present to go to the Inland website and file a complaint. The Board discussed putting a letter by the mailbox to inform all Homeowners of the website.

President Ron Seals called the meeting to order at 7:13 pm.

ATTENDANCE:

The following Board members were in attendance:

Ron Seals
Al Kiczula
Patty Kenny
Rob Edwards
Curtis Bourque

The following Homeowners were also in attendance:

Rogério Passerini
Ricardo Borges
Jeremy Brasher
Jose Nieves

MINUTES

Minutes were reviewed from the October 16, 2007 meeting and the following changes are to be made. Meeting was to be called a "Workshop" not a Board of Directors meeting. Meeting was held at "South East Library", not Vista Lakes Community Center. Page Two of the minutes stated that Greystone was to meet with the Master Association regarding the stucco repair. They are actually to meet with the "CDD". Curtis made a motion to approve minutes with the above corrections. Patty seconded and the motion carried unanimously.

MANAGEMENT REPORT

Lana Bogden went over the Management Report and the Board requested that Management contact Brighthouse regarding how they will be able to tell who damaged their pedestals and who to charge for said damages.

Legal Action report states that only two Homeowners are at the attorney for further action. Management to check on status of other 4 homeowners.

Lana is to check with Janice at Greystone regarding the lights damaged by the City of Orlando to find out status. The replacement of the lights is believed to be a part of the monies. Rob questioned why the homeowners had to take down their fixtures and replace them and then try to get reimbursed by the city. The fixtures quoted do not match the existing ones. Rob suggested getting a quote from the electrician that included matching fixtures, have the electrician replace the fixtures and have the city pay the electrician directly.

Lana to check on status of contract for Servello and Sons for landscaping.

Management to get two wreaths installed at entrance of Gentry Park for the holidays.

OUC to be contacted again to remove temporary meter.

Patty asked Lana to check with Bellsouth regarding the old issue of the light green Bellsouth towers that are supposed to be removed. Some of them are, but the others are not. Patty briefed Lana on this situation, stating that, per Bellsouth, they were going to bury all of these boxes in what they call "flower pots."

Lana and Al will walk Gentry Park for enforcement violations once a month one week prior to each Board Meeting.

Curtis made a motion to accept management report. Motion was seconded by Patty and carried unanimously.

FINANCIAL REPORT

Rob Edwards reviewed the 2008 Budget.

The Board requested that Lana get a copy of the Audit distributed to all Board members.

The maintenance issues and possibly the need for a Janitorial person on site were discussed. Also, putting a note in with the coupons for dues stating, "Please pick up your trash because if problem continues we will have to hire someone to do this at an expense to all Homeowners" was discussed.

Curtis made a motion to get a commercial trash can to install by the mailboxes. Al seconded and the motion was carried unanimously. Curtis to order trash can and contact CDD since it will be on their property.

Curtis made a motion to approve the budget. Patty seconded the motion, which was carried unanimously. Assessment for the 2008 year will be \$128.00 per unit per month. Patty did raise the question as to whether this increase was more than the allowable 15%. Curtis stated it was not. Management to check on this.

Rob questioned the Greystone Financial report that stated six Homeowners were in Attorney Review. Curtis reported earlier, the Attorney only has documentation that 2 Homeowners are in review.

Rob went over the Financial Report. Rob motioned that the maximum expense for gravel purchase be \$1,500. Patty seconded the motion, which carried unanimously. Curtis noted that the \$2,500.00 check from the city was deposited and noted that the Board was not aware of approving the deposit stating that it was not a complete estimate and would not cover the expense. Ron explained that he had in fact spoken to Janice from Management Company who stated that there is in fact an estimate for that

amount.

The CD that is maturing this month was discussed. Directions on what to do with it have already been given.

Curtis questioned why there were credits in several locations on the financial. Lana will have Sherma email Board with answers.

Curtis made a motion to approve the Financial Report. Al seconded. Motion carried unanimously.

Curtis stated that someone needed to be present at the Meetings of the Master Association from now on as he would not be attending. Patty will find out dates and email Board.

ARB/COVENANT REPORT

Nothing to report.

MAINTENANCE - LANDSCAPING

Nothing to report.

SOCIAL COMMITTEE

Nothing to report.

OLD BUSINESS

Al made motion to go to our attorney regarding Inland Homes issues. Patty seconded. Carried unanimously.

NEW BUSINESS

Election of officers. Curtis made a motion to have Ron and Patty swap positions on the Board as one person should be handling all the discussions with Management and other companies. Patty disagreed and requested that everyone keep their same positions and no changes be made at this time. Al made a motion. Patty seconded, which carried unanimously.

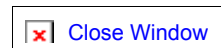
The next meeting is scheduled for Monday, December 17, 2007.

There being no further business, the meeting was adjourned at 8:51 pm.

Respectfully Submitted,

Lana Bogden
Managing Agent

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