

GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, DECEMBER 17, 2007- 7:00 PM
VISTA LAKES COMMUNITY CENTER
ORLANDO, FL
APPROVED MINUTES

President Ron Seals called the meeting to order at 7:07 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:

Sandra McCoy
Jeremy Brasher
Karen Stueve

MINUTES

Minutes were reviewed from the November 29,2007 meeting and numerous changes were made. A copy of which is attached for review. Curtis made a motion to have the minutes corrected and then approve at next meeting. Rob seconded and motion was carried unanimously.

MANAGEMENT REPORT

Lana Bogden went over the Management Report. Question was raised about when the enforcement inspections would be done. Al and Lana will be doing on December 18th. Will hold off mailing until December 26th any that are not habitual violators.

Patty spoke up with a general comment and concern regarding management.

- Format of budget was sent out incorrectly.
- She has noticed many typos in correspondence.
- Janice was to attend meetings with new manager for several months and she has not.
- Decision was made for Ron and Patty to set up a meeting with Janice prior to the January meeting to discuss concerns.
- Also, all emails need to be sent to the entire board every time.

FINANCIAL REPORT

Rob Edwards stated that out of all the residents that are late in paying their dues, 2 are at the attorney. 4 haven't joined for a total of \$9,500.00. 14 people that were behind, 3 have paid up. 7 others were sent to attorney on the 12th. Total past due as of November 30, is \$16,663.00. A lot of these have gotten their

second warning, some have received intent to lien letter.

Rob Edwards questioned the policy for the CD's rolling over in January. Any money over \$100,000.00 needs to be put in another account for insurance purposes. Lana to check and see if this applies to the same bank or just separate accounts.

Rob stated that association should end up being about \$20,000 in the black. Curtis made motion to take any money left in budget at the end of the year and place in an operating reserve. Rob seconded and motion was carried unanimously.

Patty made motion to accept Financial Report. Al seconded and motion was carried unanimously.

PRESIDENTS REPORT

Nothing to report.

ARB/COVENANT REPORT

Al and Lana will be doing walk through tomorrow.

MAINTENANCE - LANDSCAPING

New landscaping contract was supposed to have been signed 2 weeks ago but was not done. Lana to fax to Sevillo and Sons and Curtis will check and make sure community will have lawn service the beginning of January.

The gravel work is completed. (Correction: This was reviewed & corrected at the January BOD meeting as it was not done.)

Garbage can will be installed at the mail kiosk this week.

Doors are fixed at mailboxes.

CDD will be billed by the new landscape company for the paid whole irrigation repair invoice and will bill the association 40% as opposed to us paying the full amount and billing the CDD as in the past. (Corrected at Jan BOD meeting)

Curtis reported that the CDD will be starting to phase in the new landscaping - ETA unknown because they don't know what's going on with Inland. (Corrected at Jan BOD meeting)

SOCIAL COMMITTEE

Note was put into coupon mail out for a street party. Someone commented that they had not seen the note and Patty explained that it was one of the items on the GPHOA Guidelines list.

OLD BUSINESS

We started discussing the offer Dion had made to give us 5 gallons of paint to help paint the buildings. Lana spoke to Harry Carls who informed her that Gentry Park should not accept this paint ? that they're trying to put a band aid on the problem. Lana asked whether he had anything else to report but he said

not right now, but should have something with the next week. Curtis explained that their meeting, the atty gave us 4 scenarios ranging from very good to very bad but until he had a chance to review all the docs, Master and GP, he didn't want to promise anything. To clarify, Curtis stated that all our issues with Inland were discussed with the Attorney.

Al discussed his meeting with Dion from Inland Homes, for the benefit of the residents that were there to bring them up to date. He explained that at the last meeting, the Board made the decision to go to the Attorney and discuss our issues with Inland Homes. Al and Curtis from GPHAO and Janice and Lana from Greystone met with the Attorney and discussed the issues in full.

Al stated he had a conversation with Dion (representing Inland Homes) and was told by Dion that that they are going out of business, or at least, shutting down this operation; but that their attorney Wilkinson (Al thought that was the name) out of Tampa would work with Gentry Park's attorney to resolve matters.

Rob explained that the way Inland Homes is structured. It appears that they have a main corporation, Inland Homebuilding Group, Inc. with a bunch of sub-corporations or franchises that are LLC's. Dion actually works for Classic Townhomes of Orlando, LLC which is managed by J&H Homes of Central FL and that's the corporation that was set up, or took over, to build Gentry Park that Inland Homes is shutting down or dissolving.

Rob also discussed the stucco and repainting situation and pointed out that Inland Homes had apparently felt that the coating was sub-standard or they wouldn't have come back with the intention of re-stuccoing and repainting some of the buildings. This is another issue the Attorney will be looking into.

All this information was emailed to Janice and the Board requested confirmation that she forwarded it to the Attorney; and requested that confirmations of all the important issues and correspondence be sent to the Board as well.

(The above was discussed and corrected to clarify at the January BOD meeting)

Discussed letter regarding lighting issues. Not going to send letter out to homeowners to replace. Will replace out of check that was received. (Correction: The check for \$2500 was for fascia repair for damage done by the garbage trucks. The bid for the electrical, including the replacement of fixtures damaged by garbage trucks has not been submitted to the city yet)

Discussed roofer estimate and decision was made to have another roofer come out and give an estimate of repairs needed.

Patty also pointed out that more accurate records need to be kept when talking to subcontractors about bids, proposals and timelines on our issues list. (Corrected at Jan BOD meeting)

NEW BUSINESS

Rob discussed letter from Arrington to review books for next year. Rob stated that we should just do review instead of audit for next year. The difference between an audit and review is that an audit is done line by line and is in more depth and is more expensive. The main reason for doing an audit for the previous year was to ensure the books were kept properly by the previous management company and that there were no irregularities. Board agreed.

OPEN FORUM

Homeowner pointed out that he had been emailing Inland homes once a week since the last board meeting and had received no response. Patty volunteered to forward him another email address to try.

The next meeting is scheduled for Tuesday, January 22, 2007.

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

Respectfully Submitted,

Lana Bogden
Managing Agent

