

**GENTRY PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, JANUARY 22, 2008– 7:00 PM  
VISTA LAKES COMMUNITY CENTER**

**MINUTES**

Vice-President Al Kiczula called the meeting to order at 7:09 pm. The following Board members were also in attendance: Curtis Bourque, Patty Kenny, and Rob Edwards. Ron Seals would be joining later.

MINUTES

Al asked for approval of the minutes of the Dec meeting and Lana mentioned that November's minutes had to be approved as well and that the changes noted at the last meeting had been made. Minutes were reviewed from the December 17, 2007 meeting and Rob noted some changes to be made and would send the corrections to Lana. Curtis made a motion to have the December minutes approved as corrected. Rob seconded and motion was carried unanimously. Curtis made a motion to have the November minutes approved as corrected. Rob seconded and motion was carried unanimously.

MANAGEMENT REPORT

Lana Bogden went over the Management Report. On Jan 9, manage did their walk thru and notice that the temporary water meter was gone but the pipes were still there. She spoke to Gary at VL and he was to send someone out this week.

Enforcement inspections were done on Jan 15 by Lana and Al.

Patty and Ron visited with Janice from Greystone and Patty said Ron would discuss that in his report.

Management received 2 letters from Taylor & Carls regarding the un-encumbered lots, which were forwarded to the Board.

Received the report from the arborist regarding the trees on GP property and to have been forwarded to the board but no one received it so Lana said she would forward it. Al asked if she knew the contents and Lana said, basically, that all the trees in the front of the townhomes would have to be removed. They were the wrong type to have been planted there and may cause structural damage if allowed to remain, according to the arborist. Curtis pointed out that the ones by the sidewalks were on CDD property so the report should be forwarded to them as well. Al also clarified to the homeowners present that the only land the homeowners own is between their unit and the sidewalk. The CDD owns the rest of the property.

Management contacted CRC to inspect some of the roofs and would advise the Board when they got a report back. Curtis pointed out that CRC sent an estimate of \$1700 just to inspect the roofs. Lana said she would speak with Tammy and would verify that there was not going to be a charge.

Management contacted Servillo and Son and got an estimate to finish replacing the rest of the rock, but Ron will discuss that later.

Management contacted the city of Orlando regarding the pickup of the Christmas trees and they were supposed to have picked them up on Tuesday. Lana would follow up to get the remaining picked up.

Management sent out the financial report to the Board.

## FINANCIAL REPORT

Rob questioned the invoice for the fascia work. He had emailed Greystone to confirm whether the work had been done or not. His concern was that he noticed a check was cut to Roof Masters with out his approval. Patty mentioned that Janice had told her the work had been done. Curtis also questioned the selection of the contractor without getting other bids. Any bills over \$500 need Board approval and the Board should have final approval of what vendors are being used. Lana said she would check on this and get back to us.

For year-end finances, we ended up with about \$21,000 in our operating account and had discussed at the December BOD meeting that that money should be carried over in a line item named Operating Reserve. Lana would check on it and make sure it was, in fact, carried over to the new line item.

We still have a few homeowners in arrears for about \$18,000 but about 4 homeowners make up a little over \$10,000 of that. These 4 are homeowners that don't feel they are part of the HOA and that's something that Inland Homes was to be correcting. Apparently, Inland Homes is no longer going to pursue these homeowners so that legal process has become our responsibility, but Ron will be talking more to that later. The other delinquent homeowners are in various stages of collection, including liens being filed.

Rob discussed our investment in CD's. Our main concern was to protect our reserves. The FDIC only insures \$100,000 of the total amount of money in any bank, unless the money is in different accounts. So, to better protect our reserves, we started putting the money in CD's last September and we were curious how it would affect the interest earned. We had been putting reserve money in a money market account and had earned about \$3600 for the year. Since setting up the 3 CD's for \$50,000 each, in September, we have earned a little over \$3300 so we will probably continue on doing that as long as we can earn a decent return.

Rob made the motion to approve the financial report, Patty seconded and approved unanimously.

## PRESIDENTS REPORT:

Meeting between Ron, Patty and Janice from Greystone on how we can move forward in 2008.

- Al would be the sole contact with Greystone for all matters except financial, and Rob would be the contact for that business.
- All the day to day issues of management would be handled by Lana from Greystone.
- The monthly Management Report would be formatted to reflect the status of issues from previous HOA meetings.

- Janice would be the sole point of contact for issues regarding the Joinders and other issues with Inland Homes.
- Both Janice and Lana would be meeting with Servile and Sons to do a walk-thru to discuss our needs regarding the landscaping, including the trees and irrigation.

There are some follow-up issues, i.e. the 2<sup>nd</sup> bid to finish up the gravel and the issues with the missing shingles on the roofs.

There was a question about the irrigation and whether it was up and running. It was confirmed that it was running twice a week.

Another question was regarding the sod replacement and AI indicated that he had been informed by Gary from VL that the sod was scheduled for around Feb 8<sup>th</sup>.

Patty also added a couple more comments about the meeting with Janice.

- Janice said Dion from Classic Townhomes of Orlando (Inland Homes) had been very cooperative and was willing to freely share any information he has access to and she was not comfortable with the letter that was to have been sent to Inland Homes. She was encouraging us to work with the attorney in Tampa in getting the issues with the Joinders resolved and using for the other issues with Inland Homes.
- Janice also discussed the offer by Dion to give us some of the paint that he had left over from our buildings. She feels that we should take the paint and Ron and Patty agreed with her that we should take the paint.
- Janice also mentioned that we send one last ditch letter to the homeowners that have not signed the Joinders. Patty explained that most homeowners that hadn't signed were paying their assessments, but they still needed to sign the consent and joinder forms. Patty suggested a friendly letter to the ones that are paying and a more serious one to those who are not paying.

There was some discussion regarding using the attorney in Tampa. Concerns were hourly charges, where were they in the legal process and why did they stop? Ron said he had the letter from the attorney at home and that he would forward it to the Board but that they wanted a \$1500 retainer to get started.

AI also questioned whether our attorney had contacted their attorney. His point was that Phelps & Dunbar has been working on this and Taylor & Carls would be starting fresh. Another question was whether P&D would share their information with T&C as Dion indicated. If we choose P&D, can we get an estimate on how much it would cost and how long it will take to finalize this process? AI asked if the Board would give him permission, because of his past relationship with Inland, to touch base with Don Wittemore in Tampa to discuss the Joinders and see if he could get some straight answers. Patty suggested he get with Janice and they make a conference call to Don. We all agreed that would be a good approach, in the spirit of working together. AI asked Lana to let Janice know and have her contact AI so they could make the conference call.

The subject was brought up about the offer for the "free" paint by Dion for Inland Homes. Rob asked whether this was new paint or the original paint left over from the gray buildings. If the original paint, we may end up with the same problem in the near future. Also, would we be compromising our claim for any structural damage by repainting the building? We had been advised by our attorney to not accept the paint ... why are we going against his advice? AI said

Dion had explained that the problem with the faded gray building was because they had painted it before the stucco had cured. Al pointed out that all the gray buildings looked faded so he wasn't sure if he bought that explanation. Curtis also brought up the point that we should consider having an engineer look at the buildings before we touch them ... or at least get an opinion from T&C. Patty said that Janice was trying to get the stucco test that Inland Homes had done on the buildings. The only problem is that we didn't pay for it, Inland did, so they may not release it to us. Patty also mentioned that when she filed another warranty issue with Inland Homes, Anthony called her back and explained that the stucco on her building was up to code, but the code had changed in 2005. What it boils down to is Inland came out and did the stucco testing and set up to do the stucco repairs and painting, ran out of money and is now saying that there's nothing wrong with the stucco, they were just going to re-stucco to bring it up to Inland Homes standards. Rob commented that when he talked to Orlando Building to check on the stucco requirements, he inquired as to whether the stucco code had changed in the past few years and was told it hadn't changed. Both Richard and Harry have said not to take the paint but Al is to contact them and question them again.

ARB/COVENANT REPORT: Al and Lana did a walk-thru and revisited some of the past violations.

Also, Brighthouse has said that they are not going to move their towers and that the homeowners were going to be liable for any damage and would be responsible for the repairs.

There was also discussion regarding the requirement for homeowners insurance.

#### MAINTENANCE – LANDSCAPING:

SOCIAL COMMITTEE: Patty would still like to have a party – like a block party. Curtis mentioned that he thought the Master would give us \$17 per unit for the party.

#### OLD BUSINESS:

Correspondence from Harry Carls – discussed above

Checklist of Projects – will now be incorporated into the Management Report

#### NEW BUSINESS:

Painting the Buildings – discussed above

Maintenance Person to clean up Community – Al & Lana notice several opportunities where it would be nice to have a maintenance person come around and pick stuff up.

Al also mentioned that Louie from Inland had asked Al if Al had any work for him. Curt asked if he had a license and insurance, in other words a bona fide vendor.

#### OPEN FORUM:

A homeowner inquired about the possibility of having speed humps on Bristol Channel. Curtis explained that the CDD would have to approve them and that Gentry Park would probably have to foot the bill.

Also, they wanted to know about the possibility of getting lights installed on the East side of Bristol Channel. We had approached them last year and they said they didn't have the money. After further discussion, AI suggested she email him with her concerns and he could take it to the next CDD meeting.

A comment was made about the website not having been updated. It was pointed out that the minutes hadn't been updated. We explained that the minutes have to be approved before they get posted.

Ron also mentioned that the No Parking signs on Westcott needed to be repaired or replaced. Lana is to email Gary @ VL with the location.

One of the homeowners had a question regarding political signage. The only signs allowed are For Sale or For Rent signs and only one in a window.

We discussed enforcing the Declaration regarding landlords and renters and holding landlords accountable for their tenants.

Servillo submitted a bid to finish the rock. The Board approved the bid unanimously.

The next meeting date was discussed and it was decided to set them up on the 4<sup>th</sup> Tuesday of each month. The next meeting for is Tuesday, February 26, 2008, contingent on VL approval.

There being no further business, the meeting was adjourned at 8:56 pm.

Respectfully Submitted,

Lana Bogden  
Managing Agent