

**GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 18, 2008– 7:00 PM
VISTA LAKES COMMUNITY CENTER**

MINUTES

Ron Seals called the meeting to order at 7:01 pm. The following Board members were also in attendance: Al Kiczula, Curtis Bourque and Rob Edwards. Patty Kenny was running late but would be joining later.

Also, in attendance, was Gary Vanderlaan from Leland Management and several homeowners. There was no representation from Greystone Management.

MINUTES

Ron asked for approval of the minutes of the Feb meeting and but the minutes had not been reviewed by all board members so Rob did a summary of the minutes. Curtis made the motion to approve the minutes and Al seconded it and the minutes were approved unanimously.

MANAGEMENT REPORT

No management report as there was no representative from Greystone present.

FINANCIAL REPORT

At the end of Feb, we had about \$16,000 in our operating account, \$23,000 in accounts receivables, \$144,000 in Reserves, and about \$154,000 in CD's. Rob suggested holding off on starting new CD's until the new management took over. The Board discussed the matter and agreed that we should wait another 30 days and discuss it with the new management company.

Delinquencies – are running about \$23,000 with 5 that account for about \$13,000 that are not a part of the HOA and have not paid. With the action that Phelps & Dunbar is taking, it appears that all the lots will become a part of the HOA. The only question is whether the judge will rule that the homeowners that have not paid are liable for their past assessments or not. Al brought up the possibility of a special assessment for the owners who are not paying in the event of painting their building or replacing their roof. We'll have to seek the guidance of an attorney at that time.

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

PRESIDENTS REPORT:

Ron brought up the matter of the class action lawsuit that he had been notified about regarding the Pinecastle bombing range. Gary Vanderlaan explained that the Master Association was considering legal action and was trying to see who would be interested in participating. There are several smaller groups that are considering lawsuits and the thought is that if everyone formed a coalition and shared the cost of hiring an attorney, we might have a better chance of resolution at a lower cost. Right now, the CDD will be the force behind this action because they have the deepest pockets. Curtis pointed out that one of the reasons we, Gentry Park, should consider joining is that

the soil that was dug up from the retention ponds was used to build up areas on Vista Lakes, including Gentry Park and some soil samples in the Pinecastle area have higher than normal levels of mercury, DDT and other contaminants that we should be concerned about. Legal action has already been filed for the Tivoli and Warwick sections and will not include any other areas of Vista Lakes. The main issue that the coalition will be dealing with is about how the property values have been affected. The board will be waiting for more word on the class action.

There has been some confusion about the BOD monthly meetings so they have agreed to have the monthly meetings on the 3rd Tuesday of the month through the end of the year.

ARB/COVENANT REPORT:

Al did a walk around with Curtis, Lana and Servillo and pointed out some of the areas that needed special attention, especially regarding the growth of weeds.

Al also mentioned that he had attended the CDD meeting and was told that the sod that had been replaced was Phase 1 of the repairs and more sod was scheduled to be replaced in the near future. Gary would be in charge of the future replacement. They decided to let Servillo water and fertilize the lawn and see if they could bring it back.

There are some owners that have planted some plants outside and have been told they would be removed when the community planting was done.

MAINTENANCE – LANDSCAPING:

Curtis mentioned that he had walked the property with Servillo and noted the areas where Garbage trucks had been running over the lawn and that would be addressed. Also, there had been a question about the sprinklers not working in some areas and that would be addressed as well. Servillo would bring these areas to the CDD's attention because it's their property. Curtis said he would work with Gary to coordinate with the CDD.

SOCIAL COMMITTEE:

Patty mentioned that she is still looking for volunteers for the block party on April 5th which is a Saturday. It will start at 5:00 on Bristol Channel. We have permission to block off the street. Al suggested that maybe we should get prices to have it professionally catered. Patty will check into it. Tiffany Enger suggested that people RSVP to get meal tickets; if they don't have a ticket, they don't get the free food.

Patty also said that she could design a flyer that the board could pass out to the homeowners to spread the word and Rob would put it on the website.

OLD BUSINESS:

Rob had already covered the Joinder update but, basically, he had been working with Phelps & Dunbar and had narrowed it down to about 7 properties that they were taking action on.

The Servillo & Son update had been covered as well.

NEW BUSINESS:

New Management Overview (Leland Management) – Gary discussed the background and qualifications of Leland Management, emphasizing the strong financial support and management support. They have a working relationship with Vista Lakes and the CDD which should reduce the barriers between the different organizations which would promote a greater cohesiveness between the organizations.

Al brought up the issue of repainting some of the buildings, especially the gray buildings. Part of the problem is the ongoing issue with Inland Homes and the stucco problems. The Board decided to go ahead with having an engineer come through and evaluate and document the condition of the buildings, and then move forward with the painting. Curtis would work with Gary to get bids on the engineering reports and then repaint the buildings that would have the biggest impact on the appearance of our community.

Rob brought up his conversation with Josh at Phelps & Dunbar and suggested that he go ahead and send out the letter to the remaining homeowners that haven't signed the Joinder & Consent form giving them one last opportunity to sign before releasing to Phelps & Dunbar for litigation. The Board discussed the letter, modified it and approved the letter to be sent out. It was suggested that the new management company send it out and bill us for the mailing. Curt made the motion to finish the modifications to the letter and give it to Gary to send out. Al seconded and the motion passed unanimously.

Curtis reported that the no parking signs on Westcott Cove were in the process of being repaired.

A homeowner reported that kids are taking the bulbs out of the Gentry Park sign and also that the street light on Saratoga Inlet still has not been repaired. Curtis pointed out that Progress Electric has been contacted by both Gentry Park and the Master Association on several occasions and we were waiting on them.

Al brought up the issue with the speed humps again to investigate the possibility of moving forward with the speed humps on Bristol Channel Way.

Another homeowner pointed out that there seemed to be an abandoned vehicle parked down by the mailbox. She stated that the vehicle had not been moved for some time and that the tags expired last year. Because it was parked on CDD property, it would be reported to the CDD.

Ron asked if there were any questions or comments for the Open Forum. There was no further discussion.

The next BOD meeting will be held on the 3rd Tuesday of May, which is May 20th.

There being no further business, the meeting was adjourned at 8:18 pm.

Respectfully Submitted,

Rob Edwards
GP HOA Treasurer