

**GENTRY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 15, 2008– 7:00 PM
VISTA LAKES COMMUNITY CENTER**

Meeting called to order: 7:04 pm

Quorum established

Attendees:

- Board members: Ron Seals, Al Kiczula, Patty Kenny, Rob Edwards and Curtis Bourque.
- Community Manager: Gary van der Laan
- Absent: None
- Also attending were several homeowners

MINUTES

Previous meeting minutes were not available for review, Rob will email them out.

Financial Report

Rob reported on the transition from Greystone to Leland. Some discrepancies between the balance sheet provided by Greystone and the cash in the reserve accounts have been discovered. Rob is working on the discrepancies with Kesha from Leland Management to determine where the missing reserve funding is. Apparently, Greystone did not actually fund the Reserve account from June 07 through Dec 07, even though they were showing the Reserves have been funded on the G/L sheet. Rob is going to contact Arrington to see the status of the review of Greystone's bookkeeping. Also, pending Kesha's findings, we may opt for a full audit of the books.

Rob gave an update on the Joinders, approximately 95% of the community is now within the Association. The remaining accounts are being pursued through legal action, which includes Lis Pendes being recorded against their property. This will raise a flag in the event that the properties are placed for sale or if they go into foreclosure.

Discussion of the split between the CDD and HOA, currently water and electric bills are split 60% to the CDD with the remainder paid by Gentry Park. Gary will look into this to determine if this split is in the best interest of Gentry Park. Gary said that the 60/40 split seemed to be a standard with the CDD.

Discussion of the Association collection policy. Gary described the policy used by Leland, first notice 30 days after due date, Intent to Lien filed by Leland at 45 days, Lien filed by Leland at 90 days after which the account will be turned over to the Associations attorney. This process may save us time and money versus the attorney the HOA is currently using. Gary also explained that the option of foreclosing on the property after the lien was filed would be left up to the board. Motion (Al/Curtis) to approve Leland collection policy, approved, Ron, Al, Curtis and Patty in favor, Rob abstained.

Rob will hold off on a financial report until Leland is further along in the clean-up process and a hard copy of the financials can be provided.

Managers Report.

Gary discussed the first 2 weeks with the account, updates on the proposals for engineering reports and painting. For future meetings Patty will collect information no later than the Wednesday the week before the Board meeting, this will be sent to Gary for distribution in the Board package prior to the meeting.

Gary also went through his Managers report and explained how he used the format. Most categories were just an overview or special items but the Operations would focus on his specific objectives. i.e.:

- Walk thru with Servillo to discuss weeds in the flower beds and other cleanup
- Re-evaluate sod issues – CDD has about 4 pallets of sod ear-marked for replacement but it may take more than that
- Areas where the rock needs to be built up like where the garbage trucks cut the corners.
- Included a copy of the resolution by the CDD regarding parking, which includes the commercial vehicle issue. Signs are to be posted.
- Working on getting specs for painting the buildings and will go back and get proposals by painters based on those specs. Right now, the bids are averaging about \$9,000 but that may change with the new specs. Sherwin Williams will guarantee the paint as long as their application specs are followed.

Patty discussed a letter she received in response to a personal complaint she filed with the Better Business Bureau against Inland Homes. In the response Inland Homes does discuss their responsibility for corrective action within the community and that they do intend to resolve the issue. Rob forwarded a copy of the letter to the attorney and suggested that we move forward with the Engineer before we consider repainting. Based on the attorney's advice, we need the engineer report to give to the attorney so that he can notify Inland Homes and give them a chance to resolve the issues. Curtis did a brief walk thru with an engineer and, without doing any testing, the engineer noticed deficiencies that were not up to code. Once the Board approves an engineer to create the deficiency report it will be turned over to the Association attorney to send notice to Inland Homes. Gary will work on recommendations for engineers.

Discussion of how to track legal action filed by third parties against properties not currently part of the Association. Rob voiced a concern that if the HOA was not notified by a bank when a Lis Pendes was filed, he was told that the bank would not be notified that the property was part of the HOA and that the new owner would be responsible for the past due HOA fees. This would be unfair to the new owner because the fees could easily be over \$1000 by the time the property was purchased. Again, this is a result of our annexation issue. If the bank is notified, even if they didn't pay the assessments, they would be obligated to inform the new owner of the balance due. We have one new owner that was totally unaware of

about \$1200 in past due assessments and is facing collection action. Staff at Leland seemed to indicate this would not be possible; Gary will work with the account manager to develop a system for tracking.

Discussion of violation enforcement. Gary stated that for most issues, it will be the Master Association that will pursue corrective action for enforcement action.

Discussion of on street parking. Gary reported on the policy approved by the CDD for commercial vehicles. It was agreed to have Airport towing begin enforcement of the current "No parking" policy on the streets from 11:00 pm – 5:00 am

PRESIDENTS REPORT

Ron thanked everyone for their efforts with the block party.

ARB/COVENANT REPORT

AI discussed his walk through with management and noted that there has been an improvement in the appearance of the property since the new management company took over.

MAINTENANCE – LANDSCAPING

Curtis provided an update on Servillo treating weeds throughout the property and on making corrections to the irrigation system near the entrance sign. He also explained that the reason for the difference in the appearance of the sod was that the old sod has very little nutrients where the new sod is full of nutrients. That is why Servillo is fertilizing to see how the old sod will respond.

SOCIAL COMMITTEE

Patty discussed the block party and ideas for future community involvement, like something during the holidays. Patty suggested putting a questionnaire up on the website.

The next BOD meeting will be June 17, 2008

With no further business to discuss, Motion (Curtis/AI) to adjourn at 8:45 pm