

## **Gentry Park Homeowners Association**

Board of Directors Meeting  
May 20, 2008, at 7:00pm  
8841 Lee Vista Blvd.

**Tuesday May 20, 2008**

**DRAFT**

**Meeting called to order: 7:02 pm**

**Quorum established**

**Attendees:** Ron Seals, Rob Edwards and Al Kiczula. Also attending was Gary van der Laan, Community Manager

**Absent:** Patty Kenny, Curtis Bourque

**Motion (Al/Rob) to accept previous meeting minutes as submitted, All in Favor.**

**Managers report.**

Gary discussed items from the report that had been sent out prior to the meeting. A new contract for landscape services has been presented by Servello and Son at a cost reduction of approximately \$3,400 per year.

**Motion (Al/Ron) to sign new contract with Servello at a cost of \$9,948.40 per year, All in Favor.**

**Motion (Al/Rob) to accept Management report as submitted. All in Favor.**

**Financial Update** –Rob discussed the work being done by Leland management to correct the accuracy of the financial reports. Ron recommended that the Association move money from the reserve account into CD's to provide additional protection of the money. Discussion of the money being available for painting, Gary reported that any work would not get started until after the engineers report is completed and the attorney sends notice to the builder.

**Motion (Al/Ron) to move \$100,000 into 2 certificates of deposits on 90 cycles. All in Favor.**

Rob talked about the status of collections, Leland's process is faster than previous used which should help have better oversight with homes going into foreclosure. Currently 8 or 9 homes are in some stage of foreclosures proceedings. Of the approximately 16,000 owed to the association, 3 homes represent \$12,000 of the outstanding amount. Phelps and Dunbar has filed liens on all homes that have failed to sign the joiner, as of the end of this month they will file for default. At that point the attorney will either ask the judge for a judgment against the owners or work with the bank to collect the past due money.

At the request of audience members there was discussion on the dry grass throughout the community. Gary reported that the county has been running low on reclaimed water due to the high demand brought on by the lack of rainfall. Last week there was no water available for the irrigation system for 5 days, when the system did work pressure

was low. Notice was received that watering has now been restricted to 2 days per week. Because of these restrictions all grass and tree replanting scheduled by the CDD is on hold.

### **Officers Reports:**

President: Ron had no report.

ARC: Al discussed his walk through with management.

Landscaping: Curtis was not present.

Social. Patty was not present.

### **Old Business:**

Joiners update, Rob had provided an updated earlier in the meeting.

Inland Homes update, discussion as to the next course of action. It is expected that the engineers report will be complete within the next 10 days, at which point it will be sent to the Associations attorney. The attorney will send notice to Inland that the association plans to proceed with needed repairs.

Rob mentioned the parking agreement the CDD had signed and the start of towing enforcement. Gary had thought the towing would begin when the news signs were installed so no action has started on the towing enforcement. Gary reported that the signs are ready but they are waiting on the parking resolution to be recorded.

Gary gave an update on the Pine Castle Jeep Range issues. The developer has agreed to the release of some information to the Master Associations attorney. Upon review of that information the next step will be determined.

Discussion of the damaged garage lights. Gary will try to locate the contact information from the city and work with them to have the garage lights repaired/replaced.

Discussion of the repair of front doors. The homeowner is responsible for these repairs. Gary will try and find a contractor to make the repairs and make that information available to the residents.

Ron raised the issue of pressure cleaning the front walkways. Gary will check with the CDD to see if they will contribute to the cost to have the CDD sidewalks done at the same time.

Discussion of creating a contact list for all tenants in the buildings.

A resident raised a concern about he sprinkler systems within each unit. Ron thought that these should be checked periodically to make sure everyone's was working. Gary will get a price to have these inspected.

Discussion of insurance requirements for the owners. Greystone had started a process last year to collect proof of insurance form the owners, it was never completed. Gary to follow-up and draft a letter to address several of these issues.

**With no further business to discuss, Motion (Curtis/AI) to adjourn at 8:35 pm**