

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**

2 **Board Meeting Minutes**

3 **February 13, 2014**

4 10015 Shadow Creek Dr.

5 **CALL TO ORDER:**

6 There was a Quorum of the Board and the meeting was called to order at 7:06 PM by the President, Chris Vinton; also
7 present were Board Members Dennis Manzardo and Gabriel Avram. Absent were Donna Bartelt and Sloan McIntire.
8 A quorum was established. Paul Corvi represented Hara Management Inc. The meeting notice was posted in
9 accordance to the requirement by Florida Statutes.

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11 **OPEN FORUM:**

- 12 • **10103 S.C.D;** H/O said she spoke with A Beautiful Day owner about the community mail boxes & got pricing
13 • **H/O** mentioned the stop sign outside the front gate needs to be replaced; faded
14 • Chris mentioned it would be the City of Orlando's responsibility; he will mention it at the CDD meeting.
15 • Dennis mentioned there seems to be an Algae issue in the east retention pond.

16
17 **MINUTES: MOTION;** approve December minutes w/corrections; (Vinton/Manzardo), approved.

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19 **TREASURERS REPORT:** the Manager combined the Treasurers and Management report giving a summary of the latest
20 financials.

21
22 **MANAGER'S REPORT**

23 *A copy of the Manager's report will be attached to the approved meeting minutes and retained on file for future reference*
24 *by the Association. Copies will be kept with the Association records in accordance to the Florida Statutes.*

25
26 **Collections**

- 27 • **LOT 1;** L-F/C issue coming to a head; Attorney was in court for hearing, but it is being contested by owner.
28 ○ Attorney believes Assn will have property within the week.
29 • **Lot 54; MOTION:** deny H/O's offer of \$1240; counter offer with Assessment owed. minus late & interest fees;
30 (Vinton/Manzardo); approved.

31
32 **NEW BUSINESS**

33 **9998 Shadow Creek Dr;** Homeowner asked the board to write a letter to the City Business Permit Office giving the
34 Associations approval for H/O to list his residence as his place of business.

- 35 • H/O informed the Board that Business is not transpired out of his home, but he would like to receive his business
36 mail at his home instead of having to rent a P.O. Box. He only wants it for Permitting procedures.
37 • Board denied H/O's request because it would set a precedent, and could be a problem in the future.

38
39 **Tot Lot:** OUC install the requested street light in the wrong location, and did not include a light shield as requested.

40
41 **Agenda Page:** Chris pointed out an error at the bottom of the Meeting Agenda page; Manager will correct.

42
43 **COMMITTEE REPORTS**

44 **CDD Update:** Chris mentioned Solvino had requested a brick perimeter wall. Gave a brief update on a couple other
45 communities in the CDD.

46 **ACC:** No requested submitted since the last meeting.

- 1 **YOTM:** Board asked manager to email Chairperson for an update on the Christmas & YOTM awards.
2 **DRC :** Nothing to report, Should have a few who qualify by the April meeting
3 **WEBSITE:** Nothing to report
4 **NEWSLETTER:** Plan to do Quarterly N/L's.
5 **Mailboxes:** Dennis and Mary reported they had spoken with the owner of *It's a Beautiful Day* about mailbox pricing.
6 • \$210.00 installed, cemented post, with 2 mailbox positions/platforms.
7 • They will research and try to acquire more quotes.

8
9 **OLD BUSINESS**

10
11 **NEW BUSINESS**

- 12 **Switching Attorney's:** Chris mentioned to start giving new business to Pohl & Short P.A.
13 • Disappointed in performance of KWPA as of late.

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15 **NEXT MEETING:** April 10, 2014 at 10103 Shadow Creek Dr.

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17 **ADJOURN:** meeting adjourned; 8:31

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19
20 Submitted by,
21 Paul Corvi, CAM
22 Community Association Manager
23 For the Secretary

Approved 4.10.14