

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**
2 **BOARD OF DIRECTOR'S MEETING MINUTES**
3 **February 14, 2013**
4 10015 Shadow Creek Drive

5 **CALL TO ORDER:**

6 The meeting was called to order at 6:40 PM by the President Chris Vinton; other Board Members in
7 attendance were Donna Barttelt, Dave Gauthier, Dennis Manzardo. Absent was Sloan McIntire. A quorum
8 was established. Paul Corvi represented Hara Management Inc. The meeting notice was posted in
9 accordance to the requirement by Florida Statutes.

10
11 **OPEN FORUM:**

- 12 • H/O asked if a second Trash Can could be put in the Tot Lot; or if Doggie Depots could be installed.
 - 13 ○ Suggested hanging Doggie Depots on light poles.
 - 14 ○ Board asked for information and cost for Doggie Depots and supplies
- 15 • **Director Resignation: Dave Gauthier announced he was announcing his resignation from the Board.**
 - 16 ○ **The Board thanked him for his service and dedication to the community.**

17
18 **MINUTES: MOTION:** approve December Board Meeting Minutes w/corrections; (Vinton/Manzardo);
19 approved

20
21 **TREASURERS REPORT:** Donna gave a brief financial report on the Balance Sheet and Income & Expense
22 statement.

23
24 **MANAGER'S REPORT**

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

28
29 **Collections:**

30 **9993 S.C.D; MOTION:** approve Lien Foreclose action; (Vinton/Barttelt), approved

31
32 **9959 S.C.D; MOTION:** Not to move forward with L-F/C; have Attorney monitor for M-F/C;
33 (Manzardo/Barttelt);

- 34 • **MOTION Retracted;** Donna interjected during discussion that the Assn is owed \$1200.00, and they
35 should L-F/C.
- 36 • **2nd MOTION:** approve Lien Foreclose action; (Barttelt/Vinton), approved.

37
38 **KWPA Invoicing:** Questions were raised as to why the Attorney was charging the Association for Legal
39 Fees.

- 40 • Send Board copy of the Association/Attorney Contract
- 41 • Board wants an Attorney Fees list.
- 42 • Manager will investigate

43
44 **COMMITTEE REPORTS**

45 **CDD Update:** Chris gave a brief reported on the latest CDD meeting.

46 **ACC:** Board is approving applications; supposed to send approved apps back to the management co.

47 **YOTM:** Donna reported the Christmas award was presented, and she will purchase six months of monthly
48 awards, and send the invoice to the management co for reimbursement.

1 **DRC** : Nothing to report

2 **WEBSITE**: Nothing to report

3 **NEWSLETTER**: Plan to do Quarterly N/L's.

4
5 **UNFINISHED BUSINESS**

6 **Pedestrian Gates**: Board discussed putting up "Keep Gates Closed" signs. (4"x 8" signs)

7
8 **AT&T Monthly Service invoice**: Board requested a copy of the January bill.

9
10 **NEW BUSINESS**

11 **Airport Towing Contact**: Chris signed the new Contract provided by the towing company.

- 12 • No cost to the Association; no motioned required.
- 13 • Board asked for a new towing sign; current one is faded.

14
15 **Parking Signs**: Board mentioned cars parking on the wrong side of the street and thought about having signs posted.

- 17 • Manager suggested tagging vehicles with a violation warning sticker.
 - 18 ○ Chris mentioned the need for more parking violation stickers.
 - 19 ○ Manager will order.

20
21 **Paladin Alliance Recovery Program**;

- 22 • Board inquired as to the cost of the service if no "overages" are recovered?

23
24 **Speed Bumps**: Dennis asked Board to consider installing Speed Bumps or Speed Humps.

25
26 **NEXT MEETING**: April 11th at 10015 Shadow Creek Dr.

27
28 **ADJOURN: MOTION**: meeting adjourned; 8:40 PM; (Vinton/Manzardo), approved.

29
30
31 Submitted by,
32 Paul Corvi, CAM
33 Association Manager
34 For the Secretary