

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 10<sup>TH</sup>, 2014

- I. Verification of Quorum & Proof of Notice:  
Board members present were Chris Vinton, Donna Barttelt, Gabriel Avram, Sloan McIntire and Dennis Manzardo. None were absent. A Quorum of the Board was present. The meeting was properly noticed by posting the agenda 48 hours prior to the meeting. Paul Corvi represented Hara Management Inc.
  
- II. Call to Order:  
The meeting at called to order by Chris Vinton at 7:07pm
  
- III. Approval of Minutes:  
MOTION: Chris Vinton motioned to approve the minutes of February 13th 2014. Dennis Manzardo seconded the motion. All were in favor. The motion carried.
  
- IV. Open Forum:  
10087 – Homeowner had a question about tree trimming along the sidewalk.  
9996 – Homeowner complained about property condition due to landscaping not cutting the common areas.

Dennis volunteered to contact landscaper. Lou questioned notices to about the date of garage sale. Chris mentioned April 26<sup>th</sup>. Donna will send out the notices to homeowners. Donna will also have a vinyl sign made. Paul Corvi to contact ACT to have them schedule for the gates to be opened at 8am – 12noon.

DVR- Sloan and Chris are to purchase and install new DVR. Alarm Technologies \$600 (Does not include fan)

MOTION: Donna motions to approve purchase the Alarm Technologies DVR for \$600 as a temporary fix. Dennis Manzardo seconded the motion. All were in favor. The motion carried.

Chris Vinton will call Andy Brigante for a better system. Paul to remove Gate Code 7777 and not allow any sequence numbers and no repetitive numbers.

3 Yay's: Chris, Sloan, Donna

2 Nay's: Dennis, Gabriel

9204 Black Hawk Court – (Maldonado) homeowner inquired about the meeting schedule.

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Annual Meeting to be held on Saturday June 14<sup>th</sup> from 3-5pm (tentatively)

CDD- Should see a decrease in CDD annual fees for 2015.

Stop Sign – Mary called the city and was told it was the associations responsibility.  
Chris Vinton will call.

Dennis Manzardo mentioned that there algae in the retention pond. Chris has advised that CDD has treated the lake.

DRC Hearing – The next DRC hearing is tentatively scheduled for May 1<sup>st</sup>.

**MOTION:** Chris Vinton motioned to send new legal items to Pohl and Short. Dennis Manzardo seconded the motion. All were in favor. The motion carried.

OUC light/ Carrolls Electric – Paul to contact OUC again as Dennis Manzardo wants a copy of V.C.K. sent to him.

Waiving of Fees –

10114 Shadow Creek Dr – Chris Motioned to waive late fees not to exceed \$15 and to waive late fees on all accounts with a balance of \$15.00. Dennis Manzarado seconded the motion. All were in favor. The motion carried.

Next Meeting Date: Annual Meeting June 14<sup>th</sup> 3-5pm

Adjournment : With no further meeting discuss the meeting was adjourned at 9:35pm.

Respectfully Submitted by:

Janice Loran, CAM on behalf of Paul Corvi (Previous Manager)  
Hara Management, Inc.