

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**
2 **Annual Members Meeting Minutes**
3 **June 15, 2013**
4 Community Tot Lot

5 **CALL TO ORDER:**

6 There was no Quorum of the Members for the Annual Meeting;

7
8 An impromptu meeting of the Board was held in the Tote Lot and called to order at 4:05 PM after the Annual
9 Meeting Picnic. Board Members present were Chris Vinton, Donna Bartelt, Sloan McIntire and Dennis
10 Manzardo. A quorum was established. Paul Corvi represented Hara Management Inc. The meeting notice
11 was mailed and posted in accordance to the requirement by Florida Statutes.
12

13 **OPEN FORUM:**

- 14 • **New Board Volunteer:** Gabriel Avram; 9970 Shadow Creek Dr.
15 o Manager will send Mr. Avram the Assn's Documents
16 o Will also send Board his information
17

18 **MINUTES:** Minutes from the February meeting were not approved. The April Board Meeting did not have a
19 quorum, so there are no April Minutes to approve.
20

21 **TREASURERS REPORT:** No Treasury report was given.

- 22 • Manager present a brief rundown of expenses to the Homeowners present at the picnic.
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
31 **COMMITTEE REPORTS**

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

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

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

36 **DRC:** Nothing to report

37 **WEBSITE:** Nothing to report

38 **NEWSLETTER:** Plan to do Quarterly N/L's.
39

40 **ACTION ITEMS FROM THE BOARD.**

41 **Board Reorganization:** Decided to hold reorganization at the August Meeting.
42

43 **Landscaper Instructions:** Cut the three vacant properties once a month.
44

45 **Common Area 10103-10119:** Dennis contends the Fertilizing is still not being preformed

- 46 • Told Manager to send him the phone number for the Tru-Green Manager.
47

1 **Towing Signs:** Board asked Manager to have the Airport Towing sign at the front of the community
2 replaced.

3
4 **Pedestrian Gates:** Dennis said the "Please Close Gate" signs are still not on the Pedestrian gates.
5 • Manager mentioned the gates have new springs, and the sod behind the gate swing area has been
6 removed; said gates close on their own.
7 • Manager will order signs.

8
9 **Tote Lot Light:** Manager has not received a cost quote from OUC for the additional street light.
10 • Will send to Board when it arrives.

11
12 **Gate Programming Contract: MOTION;** approve signing the annual gate programming agreement with
13 Access Control Technologies; (Vinton/Manzardo), approved.

14
15 **Road Sealing and Speed Humps:** Board did not address the proposals for the community road work;
16 tabled until the August meeting.

17
18 **NEXT MEETING:** August 8th at Donna's house; 9981 S.C.D.

19
20 **ADJOURN: MOTION:** meeting adjourned; 4:40PM

21
22
23 Submitted by,
24 Paul Corvi, CAM
25 Association Manager
26 For the Secretary

Approved 08.08.13