

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**
2 **Board Meeting Minutes**
3 **August 8, 2013**
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 6:40 PM by the President, Chris
7 Vinton; also present were Board Members Sloan McIntire, Dennis Manzardo. Absent were Gabriel Avram
8 and Donna Barttelt. A quorum was established. Paul Corvi represented Hara Management Inc. The meeting
9 notice was posted in accordance to the requirement by Florida Statutes.

10
11 **OPEN FORUM:**

- 12 • New homeowner of lot 50 came to the meeting to see how meetings functioned.
- 13 • Homeowner on Black Hawk Ct requested to have the previous owners gate code removed from the
14 call box.

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16 **MINUTES** from the February and July Board Reorganizational meeting were approved with corrections;
17 (Vinton/Manzardo); approved.

- 18 • February Correction: Dave Gauthier submitted his resignation to the Board.

19
20 **TREASURERS REPORT:**

- 21 • Manager presented a brief mid-year rundown of the Balance Sheet and Income & Expense report
22 stating how the association was doing against the Budget.
- 23 • Dennis had a question about the Landscapers expenses for maintaining the lawns of the 3 vacant
24 properties.
- 25 • Chris had a question on the new rate for the CD at Regions Bank

26
27 **MANAGER'S REPORT**

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

31
32 **Collections;** L-F/C issue for Lot 1 is still pending with the attorney.

33
34 **COMMITTEE REPORTS**

35 **CDD Update:** Chris mentioned the next meeting on August 27th, and promoted a new volunteer to begin
36 attending the quarterly meetings.

- 37 • Reported the CDD would replace the EFIS caps around the front shrub beds with concrete caps,
38 which hopefully will be a bit more "teenager" proof.

39 **ACC:** No applications to approve

40 **YOTM:** No report

41 **DRC:** Nothing to report

42 **WEBSITE:** Nothing to report

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

44
45 **OLD BUSINESS**

46 **Board Reorganization:** decided to roll the Board over and continue with the same positions.

47

1 **Road Seal Coating: MOTION; choose Asphalt Preservation Systems to seal coat the community**
2 **roads; (Vinton/McIntire); approved**

- 3 • Chris gave a history of the community roads
- 4 • Chris asked if the roads could last another year without seal coating.

5
6 **Speed Humps: MOTION;** have five (5) speed humps installed in the community as designated by the
7 Board; (Manzardo/Vinton); 3 for; one abstained (McIntire); approved.

8
9 **Common Area 10103-10119:** Manager reported that it appears Tru-Green was in fact not fertilizing the
10 common area between 10103 & 10119 Shadow Creek Dr as reported by Mr. Manzardo.

- 11 • Manager discussed with landscaper the reports from Tru-Green which indicated only the Tot lot was
12 receiving service.
- 13 • Landscaper reiterated to Tru-Green the deficiency in the service level.
- 14 • Tru-Green supplied a quote of an additional \$50.00 per application (6) for the extra area.
- 15 • **MOTION:** accept Tru-Green's quote of \$50.00 (\$300.00/yr) for the additional common area
16 fertilizing; (McIntire/Manzardo); approved.

17
18 **Tot Lot Lighting: MOTION;** accept OUC's proposal for the additional light at \$48.03 a month fee;
19 (Manzardo/McIntire), approved.

20 21 22 **NEW BUSINESS**

23 **Towing Sign Post:** Post needs to be painted.

- 24 • Dennis volunteered to paint the post white.

25
26 **Stolen Remote:** lot 30 homeowner asked to have their stolen remote number purged from the gate
27 system.

28
29 **Mailboxes:** the discussion of a standard mailbox was reintroduced and discussed.

- 30 • Dennis asked about getting a standard post for mailboxes.
- 31 • Board discussed including an expense line in the 2014 Budget for a standard mailbox.
 - 32 ○ May be able to purchase for less than \$50.00 each.
 - 33 ○ Plan is to replace boxes as needed, and not all at one time.
 - 34 ○ Dennis will get a count of how many mailboxes need replacing initially.

35
36 **Proposed 2014 Budget:** Manager will send the proposed budget to the Board before the end of
37 September.

- 38 • Asked Board to send suggested changes before the meeting on October 10th so an updated Budget
39 can be presented and approved at the meeting.

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41 **NEXT MEETING:** October 10th at 10015 Shadow Creek Dr. .

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43 **ADJOURN: MOTION:** meeting adjourned; 9:00 PM

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45
46 Submitted by,
47 Paul Corvi, CAM
48 Association Manager
49 For the Secretary