

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**
2 **Board Meeting Minutes**
3 **October 10, 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 7:03 PM by the President, Chris
7 Vinton; also present were Board Members Donna Barttelt, Sloan McIntire and Gabriel Avram. Absent was
8 Dennis Manzardo. 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 • **Lot 75;** H/O said they had not received a notice of the ARC approval for their sidewalk, which has
13 been installed.
- 14 • **H/O reported** gate code "1234" still is opening the front gate from the call box.
- 15 • **Lot 38;** still has a Basketball station in front of their house; send another violation letter.
- 16 • **Lot 73;** still leaving out trash can regularly; send violation letter.
- 17 • **Lot 34;** Silver BMW still parking on the street nightly; send violation letter.
- 18 • **Welcome Home Sign;** H/O suggested putting a "Welcome Home" sign where the "Towing" sign
19 was originally posted. (no Board Motion to approve purchase of a sign)
- 20 • **H/O instructions to Manager:** H/O informed Manager it was not his job to inform H/O's of ARC, or
21 any, rules concerning the Association. The Board, or the Committee's, are to inform H/O's what
22 they are permitted to do. This was great news to the Manager.

23
24 **MINUTES: MOTION;** approve September minutes w/corrections; (Vinton/McIntire), approved.

25
26 **TREASURERS REPORT:** Donna and Chris gave a summary of the latest financials.

27
28 **MANAGER'S REPORT**

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

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

34
35 **COMMITTEE REPORTS**

36 **CDD Update:** Chris mentioned an Association volunteer is needed to attend because his new work schedule
37 does not always permit him to attend the quarterly meetings.

38 **ACC:** No applications to approve

39 **YOTM:** Donna will purchase more gift cards and send receipt to Manager.

40 **DRC:** Nothing to report

41 **WEBSITE:** Nothing to report

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

43 **Mailboxes:** Nothing to report

44
45 **OLD BUSINESS**

46 **2014 Budget: MOTION;** approved budget as presented; (Barttelt/Vinton), approved.

- 47 • Send approved budget to Chris for the website.

48

1 **Road Seal Coating:**

- 2 • President & Manager will meet with APS on Oct 15th, on site, to discuss project procedures and Speed
3 Humps.
4 • Manager will send out a Notice to H/O's with the staged schedule.
5 • Manager will be on site daily in the mornings to have cars relocated if necessary.
6 • Chris will also deliver Notices door to door.
7 • Gabriel asked about the color of the Speed Humps.

8
9 **Landscaper: MOTION;** select Valley Crest as the Association's new Landscaper; (Vinton/Barttelt),
10 approved.

- 11 • Board asked Manager to remind Valley Crest to empty trash can at Tot Lot.
12 • Cut lawns monthly at three vacant properties
13 • Asked if a discount for H/O's if they employee Valley Crest.

14
15 **OUC Contract:** Chris signed the OUC contract for the Tot Lot lighting

16
17 **NEW BUSINESS**

18
19 **NEXT MEETING:** December 12th at 10015 Shadow Creek Dr. .

20
21 **ADJOURN:** meeting adjourned; 7:57

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