

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**
2 **BOARD OF DIRECTOR'S MEETING MINUTES**
3 **December 10, 2012**
4 **9981 Shadow Creek Dr. Orlando, FL 32832**

5 **CALL TO ORDER:**

6 The meeting was called to order at 7:05 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.

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11 **OPEN FORUM:** N/A

12
13 **MINUTES: MOTION:** approve September Board Meeting Minutes w/corrections; (Vinton/Barttelt); approved

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15 **MOTION:** approve September 17, 2012 Special Meeting with Counsel; (Manzardo/Barttelt), approved

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

- 19 • Chris mentioned looking at 5 year Annuities as potential investment instrument.
 - 20 ○ MOTION: invest in the highest yield CD rates by December 30th ; (Vinton/Manzardo), approved
- 21 • MOTION: at Year's end, split the Retained Earnings between the Operating and Reserve account;
22 (Barttelt/Vinton), approved.
- 23 • MOTION: at Year's End waive all delinquent balances < \$5.00; (Vinton/Manzardo), approved.

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25 **MANAGER'S REPORT**

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

29
30 **Collections:**

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32 **COMMITTEE REPORTS**

33 **CDD Update:** Chris reported the CDD

- 34 • May replace the EFIS surrounds on the front entrance flower beds with concrete.
- 35 • Changing the flowers to Perennials
- 36 • Plan to plant Hedges along Dowden Road which will eventually cover the white stains on the brick
37 wall.
- 38 • Developing a Townhome community on the east end of Dowden Rd.

39 **ACC:** Board asked Manager to send all ACC applications to entire Board beginning immediately.

- 40 • If Board agrees within one week then HMI will be notified via email and approval letter can be sent.
- 41 • If they don't agree, then the Board will have to meet to discuss.
- 42 • Chris mentioned he will keep the Paint Colors

43 **YOTM:** Donna asked for a \$50.00 gift card for the Christmas award. Also asked for 6 more months of \$25.00
44 award cards.

45 **DRC:** Nothing to report

46 **WEBSITE:** Nothing to report

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

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49

1 **UNFINISHED BUSINESS**

2 **Mailbox Issue:** Chris found Mailboxes for \$30.00 each, and didn't think it was cost effective plan.

- 3 • Dennis volunteered to install the Mailbox Posts to save money.

4
5 **Front Entrance Lights:** Chris mentioned the east side timer for the front lights wasn't synchronized with
6 the west side timer.

- 7 • Said he would adjust the timers.

8
9 **Pedestrian Gate Springs:** Board mentioned the door springs had not been changed on the vendor's last
10 visit.

- 11 • Asked Manager to see if they would waive the trip charge.

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13 **NEW BUSINESS**

14 **Landscape Invoices :** Dennis requested an itemization of the Landscaper Invoices for the past 12 months.

15 **Association Maintenance/Vacant Properties:** Board discussed the vacant properties the landscaper
16 should be maintaining. A new list was agreed upon.

- 17 • Remove 9935 Shadow Creek Dr. from list
18 • Maintain 10038, 10063, 10082 and 10127 Shadow Creek Dr.

19
20 **New Meeting Date:** Manager asked if the meeting could be moved to the second (2nd) Thursday of the
21 month? Board had no issue moving the date.

22
23 **Annual Meeting Date:** Donna mentioned it might be better to have the Annual Meeting on a Saturday
24 instead of during the week to have a better turnout of homeowners.

- 25 • **MOTION:** move annual meeting to Saturday, June 15th at 4:00 PM; (Bartlett/Vinton), approved.

26
27 **Attorney Fee Waiver:** Dennis asked the Board to waive the Attorney Charges for H/O at 10119 because the
28 Attorney fees were reduced for 9905 Shadow Creek Dr. at the Special September meeting with the
29 Attorney.

- 30 • Chris reminded Dennis that the Attorney reduced the charges, not the Board. Only the Attorney can
31 reduce/waive their fees.
32 • No MOTION was made for the Association to pay the Attorney Fees for the 10119 Shadow Creek Dr.
33 Homeowner.

34
35 **Christmas Wreaths:** Chris mentioned that four (4) Wreaths were missing on the front entrance
36 decorations.

- 37 • Manager will check storage and deliver.

38
39 **Officer Resignation:** Dave Gauthier submitted a Letter of Resignation to the Board because of family
40 health issues.

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42 **NEXT MEETING:** February 14th at 10015 Shadow Creek Dr.

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44 **ADJOURN:** meeting adjourned at 9:15 PM

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