

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 10, 2014
NARCOOSSEE ELEMENTARY

- I. Verification of Quorum:
Board members present were Chris Vinton, Julie Tobin, Gabriel Avram. Dennis Manzardo and Adam Bartlett were absent. A Quorum of the Board was present. Janice M. Loran represented Hara Management Inc.
- II. Proof of Notice: The meeting was properly noticed by posting the agenda 48 hours prior to the meeting.
- III. Call to Order:
The meeting at called to order by Chris Vinton at 6:52 pm
- IV. Approval of Minutes:
October 7th, 2014 Board Meeting minutes
MOTION: Chris Vinton motioned to approve the minutes with correction to Gabriel Avram's name on page 2. Julie Tobin seconded the motion. All were in favor. The motion carried.
- V. Open Forum:
10087 SCD – Homeowner was concerned with an ice cream truck that is roaming through the neighborhood. He also reported that kids have been hanging on the gate.
- VI. Old Business:
Entrance Lighting – Chris advised Janice Loran to contact RAB Lighting to get estimates to replace light fixture w/ LED and to install an electrical outlet.
DRC Hearing – did not go as planned. Will need to reschedule.
Entrance Cameras- ACT Estimate for \$1366.00 (no replacement of DVR)
MOTION: Chris Vinton motioned to approve ACT's estimate. Julie Tobin seconds the motion. All were in favor. The motion carried.
Gate Replacement – ACT Estimate for up to \$15,000 to include replacement of pedestrian gate w/ punch code.
MOTION: Chris Vinton motions to accept ACT's estimate with revisions as indicated above. Gabriel Avram seconds the motion. All were in favor. The motion carried.

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VII. New Business:

Trustco CD – is due to expire January 2015.

MOTION: Chris Vinton motioned to research a better rate with United Financial or Regions and have funds moved to the most interest bearing account. Julie Tobin seconds the motion. All were in favor. The motion carried.

Balances Under \$5 – Janice Loran to have A/R waive any balances on ledger under \$5.

MOTION: Chris Vinton motioned to waive any balances under \$5. Julie Tobin seconded the motion. All were in favor. The motion carried.

Meeting Rooms- Janice to inquire with Sunblaze Elementary's availability to rent room for meeting.

HMI Contract Renewal 2015 – Janice Loran provided the Board with a copy of the new contract renewal for management services.

MOTION: Chris Vinton motioned to renew the contract for management services with HMI. Julie Tobin seconded the motion. All were in favor. The motion carried.

Landscapers- Janice to inquire if they are maintaining the island on the inside of the gate.

Holiday Decorations: Chris reported that the garland looks very worn and would like Janice Loran to look into purchasing a new Garland with lights for the coming holiday season.

- VIII. Collections: 9927 Shadow Creek Drive – Janice Loran advise that Bankruptcy was discharged. Will inquire with attorney regarding next action to be taken.
- IX. Next Meeting Date(s): February 12, 2014 at 6:30 pm location to be determined.
- X. Call to Adjourn : With no further business to discuss the meeting was adjourned at 8pm. (Vinton/Tobin)

Respectfully Submitted by:

Janice M. Loran, LCAM
Hara Management, Inc.