

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**

2 **Board Meeting Minutes**

3 **December 12, 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 7:05 PM by the President, Chris Vinton; also
7 present were Board Members Sloan McIntire and Gabriel Avram. Absent were Donna Bartelt and Dennis Manzardo. A
8 quorum was established. Paul Corvi represented Hara Management Inc. The meeting notice was posted in accordance
9 to the requirement by Florida Statutes.

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11 **OPEN FORUM:**

12 **9939 S.C.D;** H/O asked about state of community Mailboxes.

13 **Street Parking:** H/O mentioned the street parking issues seems to be getting out of hand.

14 **Speed Bumps:** H/O mentioned the speed bumps seemed a bit high.

15 **Garbage Cans:** Send violations to 2 addresses on S.C.D; cans are always out.

- 16 • Suggested Manager change inspection day to Wednesday's.

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18 **MINUTES: MOTION;** approve October minutes w/corrections; (McIntire/Vinton), approved.

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20 **TREASURERS REPORT:** the Manager combined the Treasurers and Management report giving a summary of the latest
21 financials.

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23 **MANAGER'S REPORT**

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

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27 **Collections;** L-F/C issue for Lot 1 is still pending with the hopes that a sale date can be established since the Court
28 recently denied another, or any further, Bankruptcy filings by the owner.

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30 **COMMITTEE REPORTS**

31 **CDD Update:** Chris mentioned the 2014 Assessment decreased over 2013.

- 32 • White stains on exterior perimeter wall are being addressed
- 33 • Replaced planter EFIS caps with concrete

34 **ACC:** Committee approved the application for 10007 S.C.D. H/O will plant tree next spring.

35 **YOTM:** Chairperson absent

36 **DRC :** Nothing to report

37 **WEBSITE:** Nothing to report

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

39 **Mailboxes:** H/O at meeting had question regarding Mailboxes.

- 40 • President gave an update on what Board had researched in recent past, but tabled issue for the time being.

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42 **OLD BUSINESS**

43 **2014 Budget:** Board requested Manager send them a copy of the Approved 2014 Budget.

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1 **NEW BUSINESS**

2 **Power Source:** Chris asked to have Carroll's Electric install electrical outlets off of the front flood light as a source of
3 power for holiday lights.

4 **Front Sign Lights:** reported that both sides of the entrance had flood lights out.

5
6 **Tot Lot Trash Can:** reported the trash can not being emptied weekly.

- 7
 - Manager replied the Landscaper only coming twice a month during winter season.
 - Suggested a volunteer put out the trash can on the off weeks during the off period.

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10 **Front Security System:** Sloan mentioned updating the security DVR system.

- 11
 - Plans to purchase from ADI, and will install in January.
 - Will present Invoice to Manager at next meeting.

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14 **NEXT MEETING:** February 13, 2014 at 10015 Shadow Creek Dr.

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16 **ADJOURN:** meeting adjourned; 7:50

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19 Submitted by,
20 Paul Corvi, CAM
21 Association Manager
22 For the Secretary

Approved 2.13.14