

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

2
3 **ANNUAL MEMBERS MEETING**

4 **CALL TO ORDER :** 7:05 PM

5 No Quorum;

- 6 • One Intent to be a Candidate Form presented: Dennis Manzardo; 10103 Shadow Creek
7 Dr., Orlando, FL 32832.

8 **Meeting Adjourned: 7:20 PM**

9
10 **BOARD OF DIRECTOR'S MEETING MINUTES**

11 **June 26, 2012**

12 **9981 Shadow Creek Dr. Orlando, FL 32832**

13 **CALL TO ORDER:**

14 The meeting was called to order at 7:45 PM by Dave Gauthier at the home of Secretary Donna
15 Barttelt. A quorum was established; Other Board Members in attendance were Sloan McIntire
16 and Donna Barttelt. Chris Vinton was absent. Paul Corvi represented Hara Management Inc.
17 The meeting notice was posted in accordance to the requirement by Florida Statutes.

18
19 Dennis Manzardo joined the Board of Directors to fill the vacated spot by Lou Virzi.

20
21 **Board Reorganization: MOTION;** hold off Board Reorganization until next meeting and the
22 return of Chris Vinton; (Barttelt/McIntire), approved.

23
24 **OPEN FORUM:**

25
26 **MINUTES: MOTION:** approve April Meeting Minutes; (Barttelt/Gauthier) , approved

27
28 **TREASURERS REPORT:** Manager gave a brief financial report on the Balance Sheet and
29 Income & Expense statement with the Manager's report.

30
31 **MANAGER'S REPORT**

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

35
36 **Collections:**

37
38 **COMMITTEE REPORTS**

39 **CDD Update:** Chris absent; no report.

40 **ACC:** Reported they had recently approved two ACC applications.

41 **YOTM: Dave and Donna have begun picking a Yard of the Month.**

42 **DRC:** Manager reported on the June DRC meeting; only one homeowner attended out of the
43 three invited.

- 44 • 9979 Shadow Creek Dr.; Homeowner said they would resod the front lawn, but had to
45 kill off the old weeds first.
46 • Committee gave them 30 days to resod.

47 **Garage Sale:** the joint venture Garage Sale with neighboring community Ziani was a big
48 success.

- 49 • Donna suggested doing it the same time each year.

1 **UNFINISHED BUSINESS**

2 **Mailbox Issue:** Tabled

3
4 **NEW BUSINESS**

5 **East side Common Area:** New Director Dennis Manzardo asked to have an additional
6 sprinkler head installed to cover the east end of the common ground between 10103 and
7 10119 Shadow Creek Dr. to help the newly placed St. Augustine sod.

- 8 • Manager said the water pressure would have to be checked to see if the zone could
9 support another head.

10
11 **Board Signatures, Bank Account: MOTION;** remove Lou Virzi from the signers list, and
12 establish new signers for the Bank Account; (Bartelt/Gauthier), approved.

- 13 • Manager will have Accounting provide new Signature Cards for the BB&T account.

14
15 **Access Control Technologies:** Board asked for a copy of the Contract with ACT.

- 16 • Also would like emergency contact information
- 17 • Manager will send

18
19 **Exit Gate:** put a post between the opening exit gate and Pedestrian walk in gate so swing arm
20 will not jam with an open pedestrian gate.

- 21 • Get cost of cement post for pedestrian gate
- 22 • *AMENDED*
- 23 • Also get cost for cement post to protect the keypad/ call box

24
25 **Speed Bumps:** Dennis asked if Speed Bumps have been considered to control the Speeding in
26 the community.

27
28 **Off Duty Police Patrol;** Issue tabled.

29
30 **2013 Proposed Budget:** Manager will present the Proposed Budget at the August meeting.

- 31 • Board must approve at the October Meeting.

32
33 **NEXT MEETING: August 28, 2012**

- 34 • location to be determined

35
36 **ADJOURNED:** meeting adjourned at 9:15 PM

37
38 Submitted by,
39 **Paul Corvi, CAM**
40 Property Manager
41 Hara Management, Inc.

42
43
44
45 _____
46 Approved by Secretary