

1 **MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION, INC**
2 **BOARD OF DIRECTOR'S MEETING MINUTES**
3 **August 28, 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 at the home of Secretary Donna Barttelt.
7 Other Board Members in attendance were Sloan McIntire, Donna Barttelt and late arriving Dennis Manzardo. Absent
8 was Dave Gauthier, but a quorum was established. Paul Corvi represented Hara Management Inc. The meeting notice
9 was posted in accordance to the requirement by Florida Statutes.

10
11 **Board Reorganization:**

12 **President:** Chris Vinton volunteered to again be President; Donna Barttelt 2nd; Approved.

13 **V. President:** Donna Barttelt nominated Dave Gauthier; Chris Vinton 2nd; Approved.

14 **Treasurer:** Chris Vinton nominated Donna Barttelt; Sloan McIntire 2nd; Approved.

15 **Secretary:** Chris Vinton nominated Dennis Manzardo; Donna Barttelt 2nd; Approved

16 **Director:** Sloan McIntire defaulted to a Director's position.

17
18 **MINUTES: MOTION:** approve July Meeting Minutes w/corrections; (McIntire/Vinton); approved

19
20 **TREASURERS REPORT:** Manager gave a brief financial report on the Balance Sheet and Income & Expense statement
21 with the Manager's report.

22
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*
25 *reference by the Association. Copies will be kept with the Association records in accordance to the Florida Statutes.*

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27 **Proposed Budget:** Manager presented the 2013 Proposed Budget to the Board

- 28 • President requested a Word format copy be sent to him.

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30 **Collections:**

31 **9905 S.C.D.;** Attorney asked Board to make a motion to waive fees accumulated during the period homeowner was in
32 Bankruptcy.

33 **MOTION:** waive fees accumulated during homeowner Bankruptcy term; (Vinton), no 2nd; Motion does not carry.

34
35 **COMMITTEE REPORTS**

36 **CDD Update:** Chris asked to hold off the report until the end of the meeting.

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

38 **YOTM:** Donna and Dave are continuing to do the YOTM presentation. Program is in it's 3rd month. Seems to be
39 appreciated by the neighborhood.

40 **DRC :** Manager reported that 9979 S.C.D. has finally completed their lawn installation.

- 41 • Also reported the homeowner requested the \$1000.00 fine be waived.
- 42 • **MOTION:** rescind/waive DRC fine of \$1000.00; (Manzardo/Vinton), approved, one opposed.

43 **WEBSITE:** Donna reported she needs info to update the site.

44 **NEWSLETTER:** Decided to go to a quarterly N/L.

- 45 • Wants to request email addresses of H/O so the N/L can be sent electronically.

46 **GARAGE SALE: MOTION:** have community garage in October; (Vinton/Manzardo), Motion did not carry, tie vote. .

47
48 **UNFINISHED BUSINESS**

49 **Mailbox Issue:** Chris said he would present information to the Board at the October meeting about Mailboxes for the
50 community.

51
52 **Access Control Technologies:** Chris asked Manager to begin replacing ACT as their gate maintenance company.

53
54 **Exit Gate:** put cement posts around the Gate Controller/key pad controller.

1
2 **East side Common Area:** Dennis remarked the Landscaper should be responsible for replacing the dead lawn on the
3 east end of the common ground because he did not install the requested additional sprinkler head in a timely
4 manner.

- 5 • Manager will communicate with the landscaper to replace any dead lawn.

6
7 **NEW BUSINESS**

8 **West Pedestrian entrance gate: MOTION:** Change gate to swing toward brick wall instead of towards swinging
9 picket vehicle exit gate; (McIntire/Vinton), approved

- 10 • Manager will contract job through Artisan Metal Works & Design. Will inform them to switch the hinges and
11 repair the pickets on the vehicle exit gate.
- 12 • Also change the gate door springs

13
14 **Gate Controller: MOTION:** erase all gate codes and reissue new codes; (Vinton/Manzardo),

15 Discussion: Send out a 30 day notice to all H/O's.

16 **MOTION:** table issue; (Vinton)

17
18 **Off Duty Police Patrol:** Board decided this was not a **feasible** option to pursue for the community. Item was dropped
19 from future Agendas.

- 20 • Chris mentioned he had spoken with the President of Ziani next door, and was informed the Association would
21 be responsible for any accidents or crimes that happened on the property if a Police officer was employed by
22 the Association.

23
24 **House Colors:** Dennis asked a question about the community house colors.

- 25 • Chris mentioned there is a pallet somewhere.

26
27 **ARC Committee:** Dennis mentioned that his wife volunteered to be on the ARC committee but has never been
28 contacted.

29
30 **OPEN FORUM:**

31 **CDD:** Chris reported the next CDD meeting will be the same day as the Mirabella BOD's meeting, albeit in the afternoon
32 at the Library at S.R.436 & Hoffner Rd.

- 33 • **The annual assessment will not increase for the coming year.**
- 34 • The CDD Annual Election will be November 27th, 2012; and there will be 3 positions open.

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36 **NEXT MEETING:** October 23, 2012 (10015 S.C.D.)

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38 **ADJOURNED:** meeting adjourned at 9:15 PM

39
40 Submitted by,
41 Paul Corvi, CAM
42 Association Manager
43 Hara Management, Inc.