

From: Tony Morton [amorton@sutherlandmanagement.com]

Sent: Monday, May 15, 2006 10:26 AM

To: Bryan Enochs; Chris Ciaccio; Crystal Vasquez; Kurt Vollenweider; 'Richard Roland'

Subject: HOA_Board_MINUTES_May 4 2006.doc

Glenmuir HOA Board Meeting

May 4, 2006

Windermere Golf Center, Windermere, FL 34786

MINUTES

1. **Call to Order** – Bryan Enoches called the meeting to order at 6:43 PM. Also in attendance were Chris Ciaccio and Kurt Vollenwieder. Crystal Vasquez and Rich Roland were absent. Tony Morton, Community Association Manager was also present.
2. **Minutes of Previous Meeting** – Minutes of the April 6th meeting were approved as per Chris Ciaccio's motion, 2nd by Kurt.
3. **Officers Reports**
 - i. President –
 - ii. Vice-President – Bryan reported that progress is somewhat slow on the camera installation. He reported delay's on the arrival of the equipment housing. Also Tony reported that there were delays with permitting. Bryan to follow up with Bill on the project status.
 - iii. Secretary –
 - iv. Treasurer – Chris Ciaccio reviewed the March 2006 financials. A copy is on file for review.
4. **Management Report**
 - i. Outstanding items/concerns- enforcement of delinquencies- The Board requests additional follow up on owner violations currently at the attorney's office. Additionally, the Board requested direction on how to proceed. Tony will provide updates on each account for review.
 - ii. Avenue of Trees – Scott @ Greenbriar has been instructed to replace the St. Augustine turf removed by Campbell Landscaping during the Avenue of Trees installation. Additionally, Scott has been asked to treat or pull the weeds in the beds at the A o T. The irrigation / plant replacement / re-mulching proposal is pending.
 - iii. Bahia mow frequency – A request for the current number of Bahia mows that have been completed is requested. The Board would like to be credited for the cost of each "additional" Bahia mow. The frequency was increased per the contract to cover additional mows on an as needed basis.

iv.

5. Committee Reports

i. ARB – The updated paint color list is completed and will be emailed to the Board ASAP. The new list will be posted on Glenmuir.org.

ii. Beautification – A request for volunteers has been extended to all owners. Anyone interested in participating on this or any other committee should contact the Board of Directors.

iii. Newsletter/Website- Social –

6. Any other Business

i. Reserves –

ii. Police Coverage in Community – Kurt will follow up on the status of Deputy service in the community.

iii. Lighting – Park system burnt out again (most of lights- again. Did Tony contact them per our last meeting? Landscape Lighting was advised the system is out. Service should be performed week ending May 20th.

iv. Landscaping- annuals issue

v. Entry Pots or Quick closing gate – need to assign as project to board member for execution

vi. Other Business – Bryan asked about the status of the partial fence on the corner of Ledge and Crestmont Glen. The application was approved, inclusive of the pool project.

vii. Communication from Sutherland Management – Chris Ciaccio moved that all email communication from Sutherland Management be sent to all members of the Board, 2nd by Kurt V, AIF, motion passed.

viii. Bryan discussed the ARB Diagram Board as a possible tool to track approved colors, etc. Chris suggested a web based process, opening access to owners. Bryan is going to send a scan of the community map he wishes to use to Tony. This project will be sent out for completion upon approval of the cost by the Board.

ix. Bryan moved to purchase a dispenser box for the bulletin board for newsletter distribution. Not to exceed \$100.00. 2nd by Kurt V. AIF, passed.

x. Speed Bumps – Brochures were passed out to the Board for “the Traffycop”. The Board assigned the task of organizing a meeting between the Board and vendor to further discuss the Association’ options to Frank Lavra. This would include clarification regarding proper signage indicating the use of traffic calming devices.

xi. The topic of shifting monthly meetings to quarterly meetings and to postpone the summer meetings was raised by Chris Ciaccio. This issue was tabled for further review by the Board.

7. Adjournment / Next Meeting

i. Bryan adjourned the meeting at 8:20 PM. The Board will post notice regarding the status of the next meeting on the bulletin board.

The minutes of this meeting were prepared by Tony Morton – LCAM, Sutherland Management and respectfully presented to the Secretary of the Association.