

**GLEN EAGLE HOMEOWNERS ASSOCIATION  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
DIRECTORS**

Date and Time: March 24, 2009 6:30 p.m.  
Place: Wedgewood Tennis Villas Clubhouse  
Directors Present: Tony Guarino, Kathy Ash, Diana McGinty and Ed Cregar  
Directors Absent: Sue Loyd

**CALL TO ORDER**

Tony Guarino President called the meeting to order at 6:30 p.m. A quorum was established. Proof of notice was duly given at least forty-eight hours in advance of the meeting.

**APPROVAL OF MINUTES**

Kathy Ash made a motion to approve the minutes for January 27, 2009 with correction to:  
New Business

a. Add "...2" trunk diameter **or greater...**

The motion was seconded by Ed Cregar and carried unanimously.

**TREASURER'S REPORT**

The Board reviewed the financial statements and found them to be in good order. A motion was made by Diana McGinty to accept the financials with the actions to be taken by Ed Cregar with Ellen Womack in reference to once the end of year audit is complete to correct the December's financials as well as January and February 2009 financials to reflect any changes.

The motion was seconded by Kathy Ash and carried unanimously.

**ARB COMMITTEE REPORT**

Paint ARB – 2

Fence ARB – 1

Roof ARB - 4

Siding ARB – 1

One was processed in one day, most within 2 days and the longest one has taken for a response 7 days.

**LANDSCAPE COMMITTEE** update from Wendy Salem.

Wendy Salem was absent and Tina Alenius spoke on her behalf.

The Landscape Committee had detailed proposals from 4 different vendors. The committee discussed each and made a recommendation to use Ken-Lin Landscaping, Inc.

The board has an additional question for Ken-Lin:

1. What is the warranty excluding Annuals? Need this in writing.

A motion was made by Ed Cregar to accept the proposal and recommendation of the Landscape Committee to use Ken-Lin Landscaping, Inc. once provided with the warranty on permanent plants and is for 6 months or greater. This motion was seconded by Diana McGinty and carried unanimously.

**SOCIAL COMMITTEE**

Christine Fuller was not present, but Bobbe Piper did state they would be selling tickets for the Spring Event as of April 11, 2009

### **MANAGER'S REPORT**

The Board reviewed the Manager's Report.

Some additional item were addressed with management

Attorney item:

Kathy Ash: Ask Kathy Bollo if we are proceeding on this amount owed to the association and include in this amount. Is this being aggressively pursued? If no, get Taylor and Carls and include this one.

### **OLD BUSINESS**

a. Wall – update:

Tony Guarino gave an update on the wall. It is complete and the vendor used kept the property clean and is very pleased with the work done. The only thing that will need to be addressed is in 3 – 4 years reference the tree roots doing possible damage to the wall.

b. DSM discussion reference fences:

There was much conversation with the residence in reference to the fences and the violations. The Board of Directors gave the guidelines to the residence if they would like to proceed with changing the wording in the DSM and Documents when it comes to wood fences. Until this is done, the wood fences will not be allowed and replacing sections are not allowed. It is not the decision of the Board, but it is in the Documents and the Design Standard Manual and the Boards responsibility is to uphold what is in writing. Vista will proceed with the violations.

### **New Business**

a. Owners plants that damaged the wall –Ed Cregar

Ed Cregar presented the question to the Board if there are sections of the wall that breaks due to an owners plant / tree root can they be responsible?

It is the opinion of the Board at this time, No. However, it may be something they may want to address for future plantings in the easement areas.

### **Open Floor**

Many were present in reference to the fence wording and violations.

A resident would like to plant queen palms however, the documents do not allow this types of plants/trees.

The ARB Committee will take a look at the Design Standard Manual and review the list of plants that are/are not allowed and report back to the Board of Directors with recommendations.

Noise from trucks on Northern Way and Winter Springs Blvd. there were some concerns. Why are trucks coming down this road when there is a No Truck sign. The Board asked the owner to contact the City of Winter Springs, this is not something the Board has any control of.

### **Next Meeting Date**

May 26, 2009

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**Adjournment:**

The meeting was adjourned at 8:47 p.m.