

# **Mirabella@LaVina**

## **Association Meeting**

Date: November 20, 2006

Location: Lake Nona YMCA

### **Call to Order:**

Meeting called to order at 6:50pm

### **Certification of Meeting (Quorum):**

Quorum was certified by presence of five members (Lisa Bianca, Pedro Blanco, Doug Goerke, Chris Vinton, Goddess Rancel). Public notice was made by means of a sign at the entrance of the community.

### **Agenda:**

Call to Order

Certify Quorum

Proof of Notice of Meeting

Approval of Minutes of previous Meeting

Open Forum

Financial Report

Committee Reports

Ride List

Old Business

New Business

2007 Budget

Pest control/Fertilization Bids

Access Control Proposal

Traffic Control Agreement with OPD

ARB Guidelines for Satellite dishes

Playground – Replacement of Trees

Owner letter

Administrative Issues

Adjournment

### **Minutes:**

1. Meeting minutes from October 7, 2006 (10/7/06) were approved
2. Property in front of Mirabella on Narcoossee Rd will consist of both commercial office space and residential property (town homes and condominiums). To be completed by spring 2008.
3. Marianne Smith, Community Association Manager-Boyle Management Services, Inc. reviewed and discussed the financial reports, budget and accounts.
4. Motion made to approve the 2007 Budget by Chris Vinton and motion seconded by Pedro Blanco. Motion was approved by all without exception.
5. Assessments have been increased to \$537.00; will be billed in two payments (January and July).
6. Pest Control/Fertilization Bids: 3 bids were received, Motion made to accept contract from The Best Pest Control in the amount of \$804.00 by Chris Vinton and motion seconded by Doug Goerke. Motion was approved by all without exception.

7. Ride list- Boyle Management has visited the property on two occasions, October 19<sup>th</sup> and November 3<sup>rd</sup>. Violation letters have been issued accordingly to those who are not within the HOA guidelines. The next ride along will be conducted after Thanksgiving. Violators who have not addressed the two previous notices will receive a fine as their third notice.
8. Traffic control agreement: Boyle Management will send a letter to the Special Operations Director- requesting agreement for traffic control. In the interim a list of repeat parking violators will be supplied to Boyle Management.
9. Boyle Management will order the sprinkler meter and timer for easement. Irrigation currently exists on the property and was being maintained by property owner next to the easement. It was agreed upon to order a separate meter and timer.
10. Access Control Proposal: Currently have 115 codes available in the gate system. Charge will be \$500.00 to upgrade code capacity to 500 and remote control capacity to 3000. Concern expressed over adding 3000 remotes into system from homeowner. This upgrade is all-inclusive and cannot be separated into different parts. Motion to accept proposal by Chris Vinton and motion seconded by Goddess Rancel. Motion was approved by all without exception.
11. Request has been made to replace the back light of the box as well; Boyle Mgmt. will follow up on the request if possible.
12. Standard For Sale/For Rent signs: It has been requested that standard signs be ordered for homes for Sale as well as for Rent. Louis Virzi (board member) to be contacted for sign company phone number, information and prices.
13. Motion to agree on parking violation - three courtesy notices then car will be towed. Motion approved by Lisa Bianca and seconded by Goddess Rancel. Motion was approved by all without exception.
14. Motion to agree on the replacement of trees in the playground with Magnolia Trees. The total cost will be \$4221.00. Motion approved by Chris Vinton and seconded by Lisa Bianca. Motion was approved by all without exception.

**Adjournment:**

Members confirmed next HOA meeting will be on Monday, January 22, 2007 at Lake Nona YMCA. With no further business to discuss, meeting was adjourned at 8:30 pm.