

# MIRABELLA @ LA VINA HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting

5-26-05 at 6:30PM

Lake Nona YMCA

### MEETING MINUTES

Meeting was called to order by Shaun Gennett, president of the HOA at 6:35.

Board Members present were Shaun Gennett, Lisa Bianca. Rex Bowman was also present for management as well as Linda Johnson from Community Management Professionals.

A quorum of directors was certified and the proof of meeting notice was established.

The minutes from the previous meeting (4/20/05) were approved.

Christie Woods from the City of Orlando Storms & Drainage Department made a presentation on the storm drains and answered questions from the homeowners. Signs will be delivered to the association for placing on the storm drains to make people aware of the storm drains and not to dump anything into the drains.

#### Old business:

- 2 street lamps have been addressed, and OUC has a problem with the wiring; digging and rewiring may be necessary to repair the street lamps
- Some concern was expressed over the HOA assessments and the CDD fees; it was explained that these are separate fees; Management has a list of any homeowners that are not current in their assessments
- Concern was expressed over the issue of long term parking in the street; Community Management will send a reminder letter to all homeowners indicating that according to section 9.2 of the covenants, parking in the street is not permitted; if you are unsure of the owner's address, include tag information when reporting a violation and Community Management can locate the owner's address
- Any violation notices delivered to Rex Bowman need to be in writing; all correspondence is kept strictly confidential
- Covenant violations that are not corrected will go to mediation and incur a fee
- Violation notice letters are mailed to the address of the property owner that is on record; change of address and contact update forms are available online from the website

#### New Business:

- The developer and M/I Homes has targeted June 30 as an anticipated completion date for the following
  - Regrade the buffer area, clean the area out, and plant Bahia grass; any trees that are planted in this area will need to be removed (the homeowner can utilize this buffer, but no permanent modifications may be made)
  - Will correct any leaning trees
  - Will add sod to the buffer around the retention pond (note that the CDD pays for the upkeep of the retention pond, not the homeowner's association)
  - Will complete the landscaping in front of the wall facing Dowden Rd. (note that the homeowner's association is responsible for the "berm" facing Narcoossee Rd.)

- Will complete the brick wall facing Dowden Rd. and also the gates to the community
  - Clickers have been delivered to the Community Management office and a schedule will be communicated to homeowner's for pickup/activation
  - The gates are still being discussed with
- Divots and gouges in the road will be repaired; the streets will not be repaved, as they were inspected by a civil engineer from the City of Orlando
- Sidewalk cracks and gouges will be repaired
- Any changes to your property that can be seen must be approved in writing by the ARC \*BEFORE\* work is to commence; a copy of the ARC approval request form will go out with the next newsletter to all homeowners

With no further business to discuss, the meeting was adjourned at 8:30 PM