

Call to Order

Meeting called to order at 7:02PM

Certification of Meeting (Quorum)

Public notice was made by means of a sign at the entrance of the community as well as notice on website.

Quorum was certified by presence of 6 board members (Lisa Bianca, Pedro Blanco, Sloan McIntire, Goddess Rancel, Chris Vinton, and Louis Virzi)

Agenda

1. Meeting minutes from 4/20/06 were approved and will be posted on website
2. Confirmation of next HOA meeting on 5/11/06
 - a. Space reserved by APM at Lake Nona YMCA
 - b. Commissioner Phil Diamond visiting at next HOA meeting (6:30PM)
 - c. Notice has been posted at entrance and exit of community as well as on website
3. Violations and notices being sent
 - a. APM will conduct bi-weekly visits to the community and provide digital pictures of violations
 - b. Any modifications to property without ARC approval will receive violation notice
4. For Rent signs
 - a. Signs indicating 'For Rent' are not permitted in the community and APM will remove the sign and hold at their office until owner can pick the sign up, provided the sign is not reposted in the community
 - b. Information will be added to newsletter
5. APM contact info
 - a. A secure website has been provided by APM for board information
6. Landscaper
 - a. Tree needs to be righted or replaced on tot-lot and easements need to be mowed
 - b. Need contact information for landscaper, as well as review contract that is in place
7. Gates closed 24/7
 - a. Chris contacted APM to have Access Control close gates on a permanent basis
8. Notice of meeting sign
 - a. Louis has ordered the meeting notice sign, will be reimbursed for expense
 - b. Sign is a dry-erase sign that can be reused and posted on gates
9. Uniform signs for posting properties "For Sale"
 - a. Sign company has been contacted and is willing to make all signs
 - b. Final sign design will be approved by ARC
 - c. Owners wishing to list property 'For Sale' can contact sign company directly and receive discount
 - d. Signs will only be allowed to list property 'For Sale'; 'For Rent' signs will not be made by sign company for community
10. Community garage sale
 - a. Garage sale will be held Saturday, May 20th from 8am until 4pm.
 - b. APM is coordinating permit from city
 - c. Gates will be opened for that Saturday only, 8am – 4pm
 - d. Notice will be made at HOA meeting on 5/11/06
 - e. Participation will be \$5 per house to recover cost of permit
 - f. Failure to pay \$5 charge will result in City of Orlando assessing the individual house the cost of a single permit
11. Special event at common area
 - a. Event will be on Saturday, May 20th from 4pm until 8pm
 - b. Notice will be made at HOA meeting on 5/11/06
 - c. Price of subs from Publix for community is \$300

- d. Chips and drinks can be picked up from Costco.
- e. Petty cash withdrawal can be made to cover all expenses if receipt is provided

12. Developer / CDD issues

- a. A list of items that need to be addressed has been compiled and will be sent to APM to forward certified copy to the developer / CDD.
- b. Any additional issues reported by residents must be accompanied by pictures

13. Easement between houses

- a. Current resident next to easement is no longer taking responsibility for maintenance of the easement. We need to know what agreement was in place originally. Chris will look into how a meter and irrigation timer is installed at the common area and see if a similar meter and timer can be installed at the easement area.

14. Issue of grass being driven on / parking on grass

- a. Post office can only be contacted directly to report postal employees driving on lawn
- b. Any resident parking on grass will be sent violation notice

Open Forum

Chris will inquire if all dues have been collected to date. Next assessment will be due July 1, 2006

Adjournment

Members confirmed next HOA meeting on 5/11/06 at 6:30PM at Lake Nona YMCA. With no further business to discuss, meeting was adjourned at 8:32PM.