

Mirabella @ LaVina
Association Meeting – 5/11/06 - Lake Nona YMCA

Call to Order

Meeting called to order at 6:48pm

Certification of Meeting (Quorum)

Quorum was certified by presence of all 7 board members (Lisa Bianca, Pedro Blanco, Doug Goerke, Sloan McIntire, Goddess Rancel, Chris Vinton, Louis Virzi). Public notice was made by means of a sign at the entrance of the community as well as notice on website.

Minutes

1. We had 2 special visitors from City of Orlando, Commissioner Phil Diamond of District 1 and Officer Ernest Smith, District 1 police department liaison. They addressed issues such as street lights along Narcoossee Road, traffic issues at the SR-528 and Narcoossee Road interchange, speeding issues along Narcoossee Road and also development plans and changes for the future.
2. Violations and notices will be sent on a bi-weekly basis and will be accompanied by digital pictures of violations. APM will send out an initial notice to all members with information on the criteria for violations and things that should be addressed. Any modifications to property without ARC approval will receive violation notice. If you are in doubt that something needs approval or not, request approval regardless to avoid confusion.
3. Signs indicating a property 'For Rent' are not permitted in the community under any circumstances.
4. Gates should be closed 24 hours a day, 7 days a week starting Monday 15th. This has been delayed due to an issue with the phone line at the gate and the phone company has been contacted to address the issue. As soon as the issue is resolved, the gates will be closed.
5. Uniform signs for posting properties "For Sale" have been approved by the board and are currently pending approval by the ARC. Once the sign has been approved, any homeowner wishing to advertise a property 'For Sale' must use the new sign and a discount will be provided on having the sign created. Any other sign type or style will not be allowed. Contact information for the sign company will be provided prior to requirement of the signs.
6. A community garage sale will be held Saturday, May 20th from 8am until 4pm. The gates will be opened for that Saturday only, from 8am – 4pm. Participation will be \$5 per house to recover cost of permit. Please note that no vehicle may block a driveway during the garage sale. After 4pm, all items are required to be removed from view. Please respect your neighbors property as well during the garage sale.
7. A special event will be held at the common area on Saturday, May 20th from 4pm until 8pm. Subs, chips and drinks will be provided to show our appreciation for the community!
8. A list of developer and CDD issues has been compiled and will be sent to APM to forward certified copy to the developer / CDD and builder. This list will be uploaded to the website for homeowner review, and any additional issues reported by residents must be accompanied by pictures.
9. The easement between houses facing the retention pond was addressed and a battery operated meter needs to be installed and linked into the existing irrigation system. APM will solicit bids from vendors to perform the work.
10. Regarding the issue of grass being driven on and parking on grass, the contact number for the US Postal Service was provided if you *actually witness* the mail carrier driving on the lawn. Any resident driving or parking on the grass, either in the front or side lawn or the space between the sidewalk and street will result in a violation notice.

Open Forum

- A request was made to solicit homeowners as to a most convenient meeting time. Currently, the standard meeting time is the 3rd Thursday in the month at the Lake Nona YMCA at 6:30pm. A request will be sent to each registered address as well as included in the newsletter as well a flyer placed on each house.
- A request was made to replace all mailboxes to a more fanciful design instead of the basic mailboxes provided by the builder. The board will review costs based on ARC approval of a new design.
- A request was made for the feasibility of a basketball half-court at the tot-lot/common area. There are some restrictions as to the proximity of the playground equipment

- A request was made to inquire about security for the community, focusing on the tot-lot/common area as some children were seen kicking the slats out of the fence surrounding the playground equipment. It was noted that if this is ever witnessed to immediately contact the police for prosecution.
- The new ARC request forms and contact information update forms are on the website (<http://www.mirabellalavina.com>); The ARC form needs to be updated to include a second signature line and as soon as this is completed, the updated form will be published to the website.
- A member volunteered information that some insurance companies might not insure a house if there is a trampoline on property, and to check with your insurance company. NO trampoline is allowed in the HOA common area as this is a liability issue for the community.

Adjournment

The next HOA meeting time was not set until responses have been received for the most convenient time as agreed upon by majority of responses from homeowners. With no further business to discuss, meeting was adjourned at 8:39pm.