

Hills of Lake Mary Homeowners Association, Inc.  
Board Meeting  
Minutes from January 5, 2011

The Hills of Lake Mary Homeowners Association Board of Directors meeting was called to order at 6:30 pm at 260 North Country Club Road, Lake Mary at the Lake Mary Events Center, and a quorum was established with the following Board members present: Mario Pietrucci, Jim Kingsland, Lisa Spillman, and Linda Moss. Harold Bailey, Terry Finley, and Lynne Fitzgerald were excused from the meeting. The meeting notice is posted permanently at the front entrances. Anita Roberts represented the management company. There were three homeowners in attendance.

**Review and Approve Minutes:**

1. The minutes of the December 1, 2010 Board meeting were reviewed. A wording change was made under Unfinished Business to read as follows: "Discussion was held on the billing and the Board will be sending the semi-annual billing statements in January." Linda Moss moved to approve the minutes as corrected. Lisa Spillman seconded the motion which carried unanimously.

**Treasurer Report:**

1. Management presented the treasurer's report for November 30, 2010. Discussion was held on the Accounts Receivable report as the income and expenses. The Board approved the financial report as submitted.
2. Two Claim of Liens and one Release of Lien were presented for signature.
3. Management will provide a break down of the legal fees for the Board.
4. Discussion was held on the mortgage foreclosures and management will obtain a status report from the attorney with regards to the accounts in mortgage foreclosure.

**Committee Reports:**

**Grounds and Maintenance:**

1. The landscaping company has inquired if the Board would like to have the Crepe Myrtle trees trimmed. The Board requested a cost for the trimming of the trees.
2. Discussion was held on landscape improvements at the Bright Meadow entrance and the 46-A medians. Management will meet at the entrance with the Board members available to review ideas for the improvements and then obtain a bid from the landscaping company.
3. Discussion was held on the lighting fixtures at the Bright Meadow entrance and management will have Premier Maintenance provide a cost to replace the fixtures on the walls.

**Architectural Control Committee:**

1. There was one application received at this time:
  - a. 450 Autumn Oaks – installation of front patio area. Approved.

**Violation Committee:**

1. Discussion was held on the violations in the community.
2. There was no Hearing Committee this month.
3. Discussion was held on sending 758 Lake Como to mediation as the owner has failed to bring the lawn into compliance. Linda Moss suggested the Board hold on compliance for lawn violations until April 1<sup>st</sup>. Management will notify the owner he has until March 31<sup>st</sup> to bring the property into compliance and advise the attorney to hold on action until after April 1<sup>st</sup>.

**Website:**

1. Discussion was held on the website as it is not working at this time. Howard Proctor attended the meeting to give an update on the website. The domain name has been transferred to Premier Property Management. The hosting site is being reviewed and at this time will be with Go Daddy or another hosting company. The Board agreed to allow up to \$5.00 per month for the hosting of the website.

**Unfinished Business:**

1. Lisa Spillman inquired about the Septic Tank issue and Mario noted that the project is on hold at this time.

**New Business:**

1. Discussion was held on other type of violation issues in the community and management will review the issues in detail during the next inspection. Trash containers and other types of household items will be reviewed and corrective action taken against the owners for non-compliance.

**Open Forum:**

The floor was then opened for open forum. The Board thanked the homeowners for attending the meeting.

The next meeting is scheduled for Wednesday, February 2, 2011 at the Lake Mary Events Center.

There being no further business to discuss, Linda Moss motioned to adjourn the meeting at 7:37 pm. Lisa Spillman seconded the motion which carried unanimously.

Prepared by management for: Linda Moss, Secretary