

**Hills of Lake Mary Homeowners Association, Inc.**  
**Board Meeting**  
**Minutes from September 7, 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, Terry Finley, James Kingsland, Lisa Spillman, and Lynne Fitzgerald. Linda Moss and Dennis Roerich were excused from the meeting. The meeting notice is posted at the front entrances on the permanent sign. Anita Roberts represented the management company. There were no homeowners in attendance.

**Review and Approve Minutes:**

1. The minutes of the August 3, 2011 Board meeting were reviewed. Terry Finley moved to approve the minutes as presented. Lynne Fitzgerald seconded the motion which carried unanimously.

**Treasurer Report:**

1. James Kingsland reviewed the Financial Statement for the period ending August 31, 2011. Discussion was held on the Balance Sheet and the Income and Expenses for the month. The financial was approved as presented.
2. Discussion was held on a general journal posting and management will clarify with the accounting department as to the reason for the entry changes.
3. Discussion was held on pursuing lien foreclosure on two accounts. Per the attorney, both accounts are in active mortgage foreclosure and the banks are pursuing them. The Board agreed to hold on the lien foreclosure per the attorney recommendations.
4. Two letters of engagement for the Year End Financial and Tax return for 2011 was presented to the Board for review. The Board agreed to stay with the current CPA firm for the preparation of the year end report.
5. The Bank Account signature form was presented to the President and Treasurer for signature.
6. A Release of Lien was presented for signature.
7. An Affidavit of Proof for Lien Foreclosure against Unit 19 was presented for signature.

**Committee Reports:**

**Grounds and Maintenance:**

1. Mario Pietrucci reported the irrigation has been installed along 46-A between the Lake Como entrance and the Medical plaza lot. The next phase will begin during the week from the Lake Como entrance toward Tuscany at Lake Mary.
2. Discussion was held on a request from Seminole County to maintain the medians along 46-A. Seminole County has requested the association restore the medians. The attorney is drafting a letter to Seminole County advising the association is not able to restore the medians at this time.
3. Landscape proposals were submitted to the Board for review. Four companies provided proposals and each one was reviewed for the services they will provide. Terry Finley moved to accept the proposal from Landscapes of Florida in the amount of \$700 per month for monthly maintenance for mowing. Lynne Fitzgerald seconded the motion. Discussion was held on the motion and Lynne Fitzgerald suggested the annuals be changed at the Board's discretion instead of four times per year as indicated in the contract since the annuals are an additional cost to the association and not included in the maintenance contract amount. The vote was called on the motion for the acceptance of the landscaping proposal. The motion carried by a vote of 4 - 1 with Terry, Lynne, Jim, and Mario voting yes and Lisa voting no.

4. Discussion was held on landscape improvements and the Board requested management obtain bids for sod along 46-A between the wall and sidewalk.

Architectural Control Committee:

1. There were no Architectural Applications submitted during the month.

Violation Committee:

1. There was no Hearing for the month.
2. Discussion was held on the violation list and four properties were reviewed for active violations. All properties have been to the hearing and a fine has been imposed. The Board requested the properties be forwarded to the attorney for a demand letter.
3. Discussion was held on the violation letters and management will review the language in the first letter.

Website:

1. Management reported the domain name has been renewed at a cost of \$154.00 for 10 years.

**Unfinished Business:**

1. The 2012 Budget Worksheet was presented to the Board for review and discussion. Jim Kingsland reviewed the expense line items and changes were made with the expenses. The assessments will remain at the same amount. The Board will adopt the budget at the October meeting.

Lisa Spillman left the meeting at 8:00 pm.

**President's Report:**

1. Mario reported the Code Enforcement hearing is scheduled for September 20, 2011.

**New Business:**

1. There was no New Business to discuss.

**Open Forum:**

There was no open forum.

The next meeting is scheduled for Wednesday, October 5, 2011 at the Lake Mary Events Center at 6:30 pm.

There being no further business to discuss, Mario Pietrucci motioned to adjourn the meeting at 8:20 pm. Lynne Fitzgerald seconded the motion which carried unanimously.

Prepared by management for: Linda Moss, Secretary