

Montclair Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

Tuesday, January 8, 2013

7:00pm

Sentry Management Office

1645 E Hwy 50, Suite 201

Clermont, FL 34711

MINUTES

1. **Call to Order**—Bob Stone called the meeting to order at 7:00pm.
2. **Establish Quorum is Present**—All 5 directors present, Bob Stone, Brenda Messler, Rita Bay, Stan Lincoln, Mike McCullers, therefore quorum established. Mary Burns was present as representative for Sentry Management.
3. **Proof of Notice**—Meeting notice posted at least 48 hours in advance of the meeting date/time in the community.
4. **Approval Previous Meeting Minutes—December 11, 2012**—Motion made by R Bay to approve the minutes with no changes or corrections, motion seconded by B Stone, all in favor, none opposed, motion passed unanimously.
5. **Manager's Report**—Items reviewed. Landscape vendor replaced extension cord damaged after holiday lights were hung on the bushes at the entrance island. They also provided copy of the irrigation report and info on fertilizer service.
6. **Review ARB Applications**—Approvals as follows:
 - a. 11028 Bronson—exterior paint—Approved as submitted--Motion by B Stone, seconded by B Messler
 - b. 11020 Bronson—fence install—Approved as submitted--Motion made by M McCullers, seconded by B Messler
 - c. 11101 Versailles—exterior paint—Approved as submitted—Motion made by B Stone, seconded by R BayAll in favor, none opposed, motions passed unanimously.
7. **Financial/Collection Review**—
 - a. Check on NSF fees charged by Sentry that were also charged back to owners. One fee was confirmed, one \$35.00 fee could not be traced. Manager will research and report back to Board.
 - b. Additionally the December expense for Landscaping was over budget due to the irrigation repairs made in October that were recorded and paid in December, therefore causing the variance.
 - c. Manager included copy of compiled list of interest rates offered from various financial institutions on money market accounts and certificates of deposit for Board review.
 - d. Owner at lot 33 sent request for waiver of Intent-to-lien fee of \$57.80 charged due to late payment of 4th quarter assessment—Motion made by B Stone to disapprove waiver request as fee is hard cost to the HOA, motion seconded by S Lincoln, all in favor, none opposed, motion passed unanimously.

8. Covenant Enforcement—10922 Versailles-owner attended to explain issue on multiple cars in driveway and clarify that car repairs being performed in the garage are not for business. Their son has a hobby and is attending college related to automotive repairs.

9. Old Business

a. Bulletin Boards—B Messler researched pricing for components of bulletin board replacement on the cork board item as follows:

1. **Wal-Mart:** Oak wood framed board, 24x36" @ 9.97 each
2. **Staples:** Wood framed board, 24x36" @ 39.99; 18x24" @ 24.99
Aluminum framed, 23x35" @ 31.99; 17x23" @ 24.99
Cork roll, 24x38" @ 14.99 and 4 12x12" squares @ 10.99

Manager will obtain a quote for cleaning and painting of all the bulletin boards that are in good enough condition for such maintenance and present to the BOD at the February meeting. B Messler will also price replacement plexi-glass sheets.

10. New Business

a. Insurance Renewal-3/20/2013 Sihle Insurance—Insurance is scheduled to renew 3/20/2013, therefore Manager recommends requesting agent attend the February meeting to review coverage and answer any questions the Board may have prior to renewal. Motion made by B Messler to approve inviting the agent to the next meeting, motion seconded by B Stone, all in favor, none opposed, motion passed unanimously.

b. Other Items—B Messler scheduled with other directors to remove the community holiday decorations on Wednesday, January 9th at 10am. It was discussed replacing the coach lights on the wall at the entrance, as the glass in both is broken. B Messler said she would also check on the cost to replace these lights.

c. Other Items—S Lincoln concerned about unsafe intersection at entrance where Marseilles meets Versailles by the mailboxes. He stated installing a speed table/bump could be helpful to force drivers to reduce their speed at the intersection to avoid any accidents with children or other vehicles. Since the roads are county property, it was suggested he contact Lake County Traffic division to request they review the issue and the possibility of installing a stop sign. Another suggestion was for the HOA to add a "CHILDREN AT PLAY" sign along the incoming entrance lane right before the Versailles intersection.

11. Establish Date for Next Meeting-February 12, 7:00pm.

12. Move to Adjournment—Motion made by B Stone to adjourn the meeting at 8:20pm, motion seconded by S Lincoln, all in favor, none opposed, motion passed unanimously.

Submitted by:
Mary Burns, LCAM
Sentry Management

Approved: February 12, 2013-MB