

Montclair Homeowners Association, Inc.

ORGANIZATIONAL/BOARD OF DIRECTORS MEETING

Date: **Tuesday, November 5, 2013**

Hour: **7:00 P.M.**

Place: **Sentry Management**
1645 E Hwy 50, Suite 201
Clermont, Florida 34711

Purpose: **General**

Minutes

1. **Call to Order**-- Meeting called to order at 7:05 by Bob Stone
2. **Establish Quorum**--Five of five directors present, Bob Stone, Brenda Messler, Mike McCullers, Yvonne Lorah, and Stan Lincoln therefore quorum established. Also present was Mary Burns as representative from Sentry Management.
3. **Proof of Notice**—Meeting notice was mailed at least 14 days prior to the meeting date and time as well as posted in the community at least 48 hours prior to the meeting date and time.
4. **Approval Previous Meeting Minutes—October 8, 2013**—Motion made by B Stone and seconded by S Lincoln to approve the meeting minutes from October 8, 2013 with no changes or corrections, all in favor, none opposed, motion passed unanimously.
5. **Review ARB Applications**—Motion to approve/disapprove applications as follows:
 - a. 10853 Versailles—Privacy fence repair and paint—Board does not require owners to paint or stain fences, so application was not approved or disapproved. Board would like a letter sent to owner informing of this and that the color wanting to use is not objectionable.
 - b. 11509 Park Promenade—Exterior paint—motion made by B Stone to approve the application as submitted, motion seconded by B Messler, all in favor, none opposed, motion passed unanimously.
6. **Manager's Report**—Discussed items in report and letter received from owner concerning violation for Bermuda grass. Manager will send letter to owner that Bermuda is permitted and violation is closed.
7. **Financial/ Collection Review**—no questions.
8. **Covenant Enforcement**—Board concerned on types of violations sent to owners that they believe are not enforceable by the HOA, i.e. Spanish moss on trees, vehicle parking on county streets the wrong way, noisy neighbors, and tree trimming at a specific height off the county road.

Additionally, letters that went to owners concerning faded paint or garage door paint were sent prior to Board verification. Therefore, Manager will send a letter to these owners that paint is not required at this time until the Board can review and provide owners with confirmation of issue. Motion made by B Messler and seconded by B Stone to approve draft letter to owners on paint, once it is approved by the Board, Manager will send out, S Lincoln voted YEA, M McCullers voted YEA, and Y Lorah voted NAY, therefore the motion passed 4 to1.

9. Unfinished Business

- a. **Brick Wall Cleaning/Pointing**—on hold waiting for additional quotes.
- b. **Upgrade Front Entrance Electric/Lights**—motion made by Y Lorah and seconded by S Lincoln to approve Premier Power's quote for \$2,165.00 to make upgrades as requested per email from Board, all in favor, none opposed, motion passed unanimously. Board requested work be completed the week before Thanksgiving if at all possible.

10. New Business

- a. **Appoint Officers**—B Stone resigned from the Board of Directors, motion made by M McCullers to appoint Edmund Graziani, motion seconded by S Lincoln, all in favor, none opposed, motion passed unanimously.
Motion made by B Messler and seconded by E Graziani to appoint Officers as follows:
President—Stan Lincoln
Vice-President—Mike McCullers
Secretary—Brenda Messler
Treasurer—Yvonne Lorah
Director—Edmund Graziani
All in favor, none opposed, motion passed unanimously.
- b. **Other—as Board designates**—Thank you to Bob Stone who has been on the Board for quite some time and all the appreciation from the attending Board and homeowners was offered.
- c. **Owner Forum**—Owner reported that the neighboring fence in the rear of his lot is rotting and falling down into his property. He requests the Board contact the owner of 11305 Marseilles to make repairs and maintain the rear fence appropriately.
Another owner requested for the house color used by the owners at “the blue house”, as it still looks blue.
One owner reported that the owner at 10537 Versailles is parking his work truck, Century Link van, in the driveway every night and had a concern that this was not permitted in the Declaration.

11. Establish Date for Next Meeting-December 10, 2013

- 12. **Adjourn**—Motion made by S Lincoln and seconded by M McCullers to adjourn the meeting at 8:40pm, all in favor, none opposed, motion passed unanimously.

Submitted by:
Mary Burns, LCAM
Community Association Manager
Sentry Management

Date Approved: December 10, 2013-MB