

Montclair Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

Tuesday, December 11, 2012

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

Minutes

1. **Call to Order**—Meeting called to order by Bob Stone at 7:00pm.
2. **Establish Quorum is Present**—All five Board members were present: Bob Stone, Rita Bay, Brenda Messler, Mike McCullers, and Stan Lincoln, therefore quorum established. Mary Burns was in attendance as representative for Sentry Management.
3. **Proof of Notice**—Meeting notice posted in the community at least 48 hours in advance of the meeting date/time.
4. **Approval Previous Meeting Minutes—November 13, 2012**—Motion made by B Stone to adopt the previous meeting minutes with minor corrections, motion seconded by R Bay, all in favor, none opposed, motion passed unanimously. All draft minutes will be provided to the Secretary for review prior to being distributed to the remaining Board of Directors.
5. **Manager's Report**—Presented by Mary Burns with Sentry Management. New owner who painted the house without color approval (Blue House), contacted management to request a 3-6 month extension to re-paint. Motion made by S Lincoln and seconded by B Messler to allow owner a 6 month extension to submit the proper application and complete painting of the house by June 11, 2013, all in favor, none opposed, motion passed unanimously.
6. **Review ARB Applications**—Motion made by B Stone and seconded by B Messler to approve the submitted ARB applications as follows:
 - a. 10542 Versailles Blvd-exterior house paint—Approved as submitted
 - b. 10542 Versailles Blvd-pressure wash/stain fence—Approved as submittedAll in favor, none opposed, motion passed unanimously.
7. **Financial/ Collection Review**—Question concerning AR Aging report in the financial package and estoppel charge on a prior owner. Collection Review—Motion made by B Stone and seconded by S Lincoln to approve re-filing the Intent-to-Liens on outstanding accounts 97, 91, and 28, and to move forward after the legal 45-day notice period to file the Liens, all in favor, none opposed, motion passed unanimously. Motion made by B Stone and seconded by R Bay to write off the minor interest balances on outstanding accounts 132, 120, 122, 25, and 16, all in favor, none opposed, motion passed unanimously.
8. **Covenant Enforcement**—See Manager's Report for painting extension. Email received from owner at 10840 Versailles requesting extension from painting the exterior of the house that will be performed by the insurance company in relation to a previous sink hole damage issue. The Board acknowledges the request and accepts the limits

the owner has in this extenuating circumstance. Email received from owners at 11610 Chantilly Court requesting an extension to address the lawn issues. As standard practice the Board recognizes that the current season is not conducive to grass installation before the cold weather comes in January-March, therefore automatically grants the extension until approximately March 2013 (weather dependent); all in favor, motion passed unanimously.

9. Old Business

10. New Business

A. Bulletin Boards—Vote was taken whether to keep all the bulletin boards or just the main one at the entrance and the Bronson Road one for the owners that do not travel into the community entrance. Votes were as follows: YEA-B Messler, R Bay, and S Lincoln, NAY-B Stone and M McCullers, the vote was 3 to 2, to keep all six (6) bulletin boards. Manager researched premade options and provided some pricing ranging from \$150.00 to \$600.00. B Messler recommended further research on what repairs are required and to prioritize which ones have the worst damage. This will be reviewed again at the January meeting, therefore decision on repairs tabled.

B. Other—Owner present expressed concern that he did not understand what was covered with the community assessments. He felt the covenants were not being enforced appropriately, however could not provide specific addresses of violations he observed especially related to parking in driveways, parking of recreational vehicles and vehicles parked on jacks or blocks in the driveways.

Announcement: The community caroling event will be held on Sunday evening, December 23rd at 6:00 pm for all those who wish to participate. All participating will meet at the Bay home and return there afterward for food & fellowship.

11. Establish Date for Next Meeting—Tuesday, January 8, 2013 at 7:00pm in the Sentry Management offices.

12. Move to Adjournment—Motion made by B Stone and seconded by S Lincoln to adjourn the meeting at 8:14pm, all in favor, none opposed, motion passed unanimously.

Submitted by:
Mary Burns, LCAM
Sentry Management

Approved:

January 8, 2013
MB