

**MINUTES OF BOARD OF DIRECTORS OF MARBELLA LAKES
OWNERS ASSOCIATION ON September 22nd, 2016**

Present:

Jennifer Fazio, Kevin Kowalke, Michael Avalone, Brett Cohan, Michael Francis

1. Call to Order

Meeting called to order at 6:00pm by Jennifer Fazio.

2. Establish Quorum

Quorum was established with all five board members present.

3. Proof of Notice

Proof of notice was given 48 hours in advance.

4. Approval of Minutes

Mike Avalone made a motion to approve the July meeting minutes, Keven seconded, all in favor motion passed.

5. Treasurer's Report

Mike Francis reported as of August 31st, 2016 we have total operating cash of \$516,450.17, \$9,083.13 in accounts receivable and \$254,924.35 in current liabilities.

6. Property Manager Update

Jenn reported our property manager candidate accepted the position. GRS was still conducting background checks and the board will send out a notice when she officially starts. Mulch is scheduled for October and power washing is scheduled for November.

7. Irrigation Pumps – Hoover Update

Mike Francis reported that we have spent approximately \$74,000 since October 2012 on our current irrigation system and problems still exist. A new non-pressurized custom system was investigated to replace all existing pumps with a warning system enabled. Jenn made a motion to approve \$92,412.71 for the new system, Kevin seconded, all in favor motion passed.

8. Oak Tree Update – PUD Change Proposal

Since the settlement with GL Homes we are now revisiting the oak trees. Brett explained that a large percentage of oak trees do not have root barriers which are required. In order to move forward with any oak tree changes, whether removing or replacing, the Marbella Lakes PUD needs to be amended. Brett reached out to the engineering company Hole Montes for this purpose. A handful of steps may be required and they gave a draft estimate of \$15,000. After discussion Brett made a motion to request Hole Montes put together a written proposal and to proceed if similar to the draft. Jenn seconded, all in favor motion passed.

9. Upcoming Changes to Rules – Amenities, Car Covers, ARB

Jenn said that per the Florida 720 law homeowners will be receiving a notice about some changes in our by-laws and these changes are mostly grammar changes to adhere to current laws. There will also be proposed rules for acceptable car covers and some ARB modifications. These modifications include propane tank rules and a small wet check fee when excavation is required.

10. Adjournment

Jenn Fazio adjourned meeting at 7:00 pm.



Marbella Lakes Community Website



Marbella Lakes HOA Board Meeting Draft Minutes

[Posted on 10/26/2016](#)
[Board of Directors \(HOA\), Notice](#)

MINUTES OF BOARD OF DIRECTORS OF MARBELLA LAKES OWNERS ASSOCIATION ON October 25th, 2016

Present:

Jennifer Fazio, Michael Francis, Brett Cohan and Cheryl McFarland (Community Manager)

1. Call to Order

Meeting called to order at 6:00pm by Jennifer Fazio.

2. Establish Quorum

Quorum was established with three board members present.

3. Proof of Notice

Proof of notice was given 48 hours in advance.

4. Approval of Minutes

Brett made a motion to approve the September meeting minutes, Jennifer seconded, all in favor motion passed.

5. Treasurer's Report

Mike Francis reported as of September 30th, 2016 we have total operating cash of \$492,818. There is \$7,189 in accounts receivable and \$197,581 in current liabilities. Mike also reported on budget line item variances.

6. Property Manager Update

Jennifer introduced our new manager Cheryl McFarland. Cheryl comes with years of experience and is excited to be on board. Cheryl spoke to those in attendance and all welcomed her to the position. Jennifer thanked Mike Francis for the countless hours he spent volunteering his time in the office during the transition period. Jennifer also recognized our Social Director, Carri Adam for going above and beyond during this time.

7. Budget Meeting Update

The Budget Meeting is scheduled for November 15th. The proposed budget and meeting notice will be distributed to all owners in approximately one week.

8. Oak Tree Update

Brett advised that we hired the engineering firm Hole Montes for the purpose of amending the community PUD. The County must approve a revision to the community PUD prior to the consideration of any removals. A pre-application meeting took place with the County a week ago. As a result of that meeting Hole Montes will submit a revised PUD application to the County within the next 2-3 weeks.

9. Adjournment

Jennifer adjourned the meeting at 6:45 pm.

Cheryl McFarland

General Manager

Marbella Lakes H.O.A. *"Proudly Managed by GRS Management Associates"*

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