

GREY OAKS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
September 19th, 2017

CALL TO ORDER:

The meeting was called to order by President, Tom Bova, at Ameri-Tech Management, 5434 Grand Blvd. New Port Richey, FL 34652 at 7:00 PM.

CERTIFY QUORUM / PROOF OF MEETING:

A quorum was established. The following Board Members were in attendance:

Name	Title	Present	Absent
Tom Bova	President	X	
Michael Gonzalez	Vice President	X	
Kristin Lister	Secretary	X	
Joell Whitmer	Treasurer		X
Al Fusco	Director	X	

New Manager Giancarlo Gonzalez, Operations Manager Phil Coletis, and Sharon VanWinkle were in attendance for Ameri-Tech Management. Proof of Meeting Notice was provided by Secretary, Kristin Lister.

MEMBER COMMENTS:

There were one (1) homeowners in attendance.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Motion: A motion was made by Tom. and seconded by Mike to dispense with the reading of the minutes from the August, 2017 Board of Directors Meeting and approve them as written. All were in favor and the motion carried.

TREASURER'S REPORT:

Joell, Treasurer, was not in attendance and no report was given at the time. Manager Giancarlo Gonzalez informed Board he will have a completed number form prior Management Company by next Board meeting in October, 2017. Al Fusco did inform he had resived the financials from prior management company and no large change has been noticed.

Motion: A motion was made by Mike and seconded by Tom to accept the Treasurer's report for audit. All were in favor and the motion carried.

SOCIAL COMMITTEE:

No report from Social Committee

LANDSCAPE COMMITTEE:

Al and Giancarlo Gonzalez meet with 2 new landscaping company Bay Area Grounds and Assets Landscaping. Luke Brothers end service at the end of September Al recommends using company on a month to month bases till a decision of new landscapers have been made.

UNFINISHED BUSINESS:

Rental Amendment

The updated Proxy with the Rental Amendment will be posted on the website and we will ask for feed back to the new format. There will be a header added to each section providing an overview of that part of the amendment.

NEW BUSINESS:

Violation Process and Letter Format

Giancarlo Gonzalez will start sending out Eagle Watch letters to those in violation

Website

Kristin will be the point of contact between manager and IT personalel to have website completed and kept updated.

Budget Workshop

Giancarlo will have a proposed budget to send out the Board for rievew prior to the budget workshop meeting in October.

NEXT MEETING DATE: Tuesday 10, 2017 at 7PM at Ameri-Tech New Port Richey Office for Budget Workshop

ADJOURNMENT:

Motion: A motion was made by Tom and seconded by Al to adjourn the meeting. All were in favor and the meeting adjourned at 8: 23 pm

Respectfully Submitted,
Giancarlo Gonzalez, LCAM,

Unapproved