

HUNTER'S TRACE HOMEOWNERS' ASSOCIATION
MINUTES - ANNUAL MEETING - MARCH 29, 2014

CALL TO ORDER:

The Annual meeting of the Hunter's Trace Homeowners' Association was called to order by Cindy Head, President, at 9:10 AM. Cindy followed with a brief introduction of herself to the members assembled.

QUORUM VERIFICATION:

The Secretary noted attendance at 46, 26 in attendance and 20 by proxy, 2 less than our By-Laws specify for a quorum. However, it was noted that Florida State Statutes 720.306, state that unless a lower number is provided in the By-Laws, the percentage of voting interests required to constitute a quorum shall be 30 percent of total voting interests. That figure for Hunter's Trace would be 28.5, so a quorum was reached according to Florida State Statutes. Cindy then asked if the Affidavit of Compliance regarding mailing of the annual meeting notices had been completed, which the Secretary confirmed it had been completed and notarized.

At this time Cindy mentioned the passing of long-time resident, Paul Dobbs. She then recognized resident George Bernstein. George served with the United States Marine Corps during World War II, and fought in the battle of Iwo Jima. He was recently a participant in an Honor Flight to Washington, DC. George was given an ovation and presented with a photograph of his group during the trip to Washington, DC. It was a privilege for everyone to recognize George and thank him for his service to our country.

MINUTES OF 2013 ANNUAL MEETING:

The Minutes of the 2013 Annual Meeting were read, as requested by Doug Langlois. Doug requested that sections of the Minutes be amended. Under Treasurer's Report, he wasn't protesting, only asking a question, so asked that the second sentence be deleted. Under New Business, second paragraph, that the second sentence be amended. He objected to the term pontification, and requested deletion of the term. Also, on the last page, David Owens is listed as President when he was, in fact, elected Treasurer. Doug moved to approve the Minutes as amended. The motion was seconded and approved, with two opposing.

TREASURER'S REPORT AND PRESENTATION OF PROPOSED BUDGET FOR FISCAL YEAR:

The Treasurer's Report was presented, and Pat Anderson moved that we accept the report. The motion was seconded and unanimously approved. The Proposed Budget and recommended assessment of \$35 was discussed. Increased costs of association operation and board insurance would cause us to about break even without the small increase. Cindy noted that some board members have absorbed some expenses on their own without reimbursement. Jeanne Thomas stated that any expenses incurred should be reimbursed. Jean Brown moved that we accept the Proposed Budget. It was seconded and passed unanimously.

OLD BUSINESS:

There was no Old Business discussed.

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COMMITTEE REPORTS:

Architectural: Joe Givens reported that it was a slow year without many changes. Cindy reminded everyone about the need to obtain approval for any exterior home modifications, paint color, and fence installation or replacement, in order to comply with the Deed Restrictions.

Landscape: Jean Brown reported that the plants at the entry had been trimmed and seem to be coming back. Cindy mentioned the volunteers who help to keep the front entry looking neat by weeding and picking up trash from the swale.

Lighting/Irrigation: Ed Curzydlo said that since some fixtures had been replaced there has been no major repair work necessary.

NEW BUSINESS:

Discussion was conducted about properties in disrepair/deteriorating condition. Jean Brown indicated the need to enforce the Deed Restrictions, as they benefit us all. Cindy indicated notices will be sent to violators of the Deed Restrictions. As board members, we have a fiduciary relationship and responsibility to the membership to uphold and enforce the By-Laws, Deed Restrictions and Covenants. State regulations of homeowners' associations also hold us accountable. In the coming weeks and months, we are going to focus on matters that have been neglected or avoided. The intent is to move forward on these properties.

Cindy then discussed charging a fee for estoppel letters. Estoppel letters are required on all property sales where property is within a mandatory homeowners' association. It is a legal document which declares unpaid balances due. The fee would help defray rising costs of the association's operation. Florida State Statute 720.30851(3) gives the homeowners' association authority to charge and collect this fee. Discussion followed concerning the benefit of the homeowners' association and, again, keeping up the appearance of the neighborhood. Pat Anderson moved that we charge \$65 to the buyer of property as an estoppel and administrative fee. The motion was seconded and passed unanimously.

ELECTIONS:

Nominations for Vice President (Interior) were called. Doug Langlois volunteered to serve. He was nominated by Don Sjolund. The nomination was seconded and approved unanimously.

Nominations for Vice President (Exterior) were called. Ed Curzydlo said he has served for four years and would like a break. Forrest McIntyre volunteered to serve. Jean Brown nominated Forrest. The nomination was seconded and approved unanimously.

Nominations for Treasurer and Secretary were called. Cindy explained that vacancies had occurred due to resignations mid-term. The Board held an emergency meeting and accepted the offer of Don and Shirley Sjolund to complete the terms until the 2014 Annual Meeting. Don and Shirley have agreed to complete the remaining one year terms. Pat Anderson nominated Don Sjolund for Treasurer and Shirley Sjolund for Secretary for these offices during separate votes. Her motions were seconded and approved unanimously.

Lastly, Jean Brown discussed the web site and the need for someone with computer skills to manage

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it. She has spoken to Robin Corsiglia, but doesn't know if he will take it over. Cindy mentioned use of the site and what can be included. Since it represents us as an official homeowners' association, the Board must approve the contents.

ADJOURNMENT:

There being no further business, Cindy called for a motion to adjourn. Pat Anderson moved for adjournment. It was seconded and passed unanimously. The meeting was adjourned at 10:10 AM.

Respectfully submitted.



Shirley Sjolund, Secretary