

HUNTERS TRACE HOMEOWNERS ASSOCIATION
APRIL 9, 2016 ANNUAL MEETING OF GENERAL MEMBERSHIP

CALL TO ORDER:

SECRETARY DOUG LANGLOIS CALLED THE MEETING TO ORDER 9:15 a.m. and before moving on with the agenda, explained to those present that he would be conducting the meeting at the request of Cindy Head, President.

QUORUM VERIFICATION:

Doug Langlois confirmed the required quorum was met citing Fla Statutes, Chapter 720, which provides for a 30% of the membership present (including Proxies) to conduct a meeting and business. It was recorded further that a total of 56 members were represented at the meeting in body (and proxy submissions).

Cindy Head, President, took notes of the meeting for Secretary Doug Langlois and preparation of minutes.

Doug Langlois confirmed for the record that he had prepared the Affidavit Of Compliance affirming the timely notice being provided to the membership. Doug explained that Shirley Sjolund had resigned and that the Board of Directors had appointed him interim Secretary in their emergency meeting for same. Doug further explained that Cindy Head had submitted her resignation as well but upon request of the Board members had agreed to remain on the Board through the completion of the Annual Meeting.

New residents Darryl Miner and Ann Mercer were acknowledged and welcomed to their first homeowners association meeting.

Minutes of the 2015 Annual Meeting were read by Doug Langlois. Chuck Trout made Motion to accept the minutes as read. Forrest McIntyre seconded the Motion. No discussion was held. 2015 Minutes were accepted unanimously.

TREASURER'S REPORT: Doug Langlois summarized the Proposed Budget as presented by Treasurer Tim Bell for the 2016 year, confirming an adjusted balance of \$9701.00 as of 3/31/2016 (being the same Budget that was mailed to each homesite. Lanny Tally entered a Motion to Accept the proposed Budget. Chuck Trout seconded the Motion. Motion to accept Treasurer's report as submitted passed unanimously.

HOMEOWNERS ASSOCIATION DUES: Doug Langlois confirmed there were no expenses that would cause the homeowners association dues to be increased and it appeared that the \$35.00 as charged in 2015 would serve the community in 2016. Doug Sherwood presented the Motion to keep the homeowners' dues at \$35.00. Joe Givens seconded the Motion. No discussion; Motion was passed unanimously. HOA Dues are \$35 for 2016.

OLD BUSINESS: Chuck Trout updated those present on his endeavor to bring forth the "Shed Amendment" and apologized for any dissension that the amendment may have stirred within the community stating it was never his intent to do more than simply make a change to allow sheds. Chuck further explained that he did seek legal advice before the start of the amendment process.

Cindy Head explained briefly the Boards approach to the proposed Shed Amendment and how the Board determined the process should proceed. Further explaining that the Board *did* seek legal counsel as well and it was affirmed by such legal counsel that the members do have the right to an Amendment process (and a 2/3 vote of the entire membership for sheds was required) before the amendment could be ratified and adopted.

Joan Croye inquired as to whether or not the actual ballot form had been approved by the attorney with whom we sought counsel. Cindy Head explained that there is no provision or direction for a ballot *form* within the Hunters Trace Homeowners Association By-Laws, Deed Restrictions & Covenants, or Incorporation documents. Further explaining that in the absence of any direction in our documents or Fla Statutes, the Board of Directors approved the format, but not the content. No Board of Director nor any member has the right to dictate what Chuck's Shed Amendment must include or how it is to be worded. It is up to the person bringing forth the Amendment to prepare its description, specifications and terms of the amendment. The members vote on what is described within the amendment.

COMMITTEE REPORTS:

Architectural Committee representative Joe Givens reported that there was no pending issue before the Committee but did remind those present that a well maintained property would bring a more satisfying sales price down the road.

Jerry Sutley reminded those present that a significant change in exterior paint colors on a home, additions, fences, etc., would require Architectural Committee review and approval. Jerry also stated there were a number of homeowners who are failing to keep their homes maintained according to deed restrictions.

Landscape Committee representative Dianne Van Fleet reported on work done around the front entrance and thanked those that had contributed.

Lighting & Irrigation Committee representative Bob Van Fleet reported that the light issue at the front entrance has been corrected and it should now be working properly but it is an on-going issue of maintenance.

New resident Darryl Miner is helping with the irrigation at the front entrance and agreed to continue doing so.

NEW BUSINESS:

Exterior Vice-President Forrest McIntyre reported that there were insufficient funds for dire repairs to the fence along NE 7th and that Don and Shirley Sjolund generously loaned the "Fence Fund" \$550.46 for the most urgent repairs (with Shirley and Don understanding their pay back would come from future fence fund proceeds and further understanding that they did risk not ever getting fully reimbursed). Forrest explained that extensive on-going maintenance and repairs were needed to the fence and that unless the membership contributed *more generously* than in times passed, the fence would fall apart due to its poor construction and materials.

Fidelity Bond -- Doug Langlois reminded the membership of Florida Statutes' requirement for a fidelity bond to cover the Treasurer and Board Members against theft. Explaining further that this requirement can be waived by a vote of the membership, but it must be done so annually. Chuck Trout made a Motion to decline the homeowners associations purchase of a Fidelity Bond. Motion was seconded by Diane Van Fleet. Motion passed unanimously.

SHED AMENDMENT --

Prior to the formal count and report of the ballots for the "Shed Amendment", Doug Sherwood cautioned the members regarding the County's requirements for putting sheds on properties. Doug cited his experience with Marion County Building & Zoning Dept. of which he says he is a board review member. Doug stated that the Marion County Building & Zoning Dept would require a permit for any proposed structure (shed) larger than a dog house. He further cautioned the members that the homeowner must first submit a permit application with the County for the shed and the County would review the plans and components, and inspect the shed as well. At minimum, Doug said Marion County Building & Zoning Dept would require the homeowner to follow the manufacturer's recommendations as to installation and securing of the shed. Doug Sherwood said that "you can do more to install a shed than a manufacturer suggests, but never can you do less. Marion County *does not* distinguish between temporary and permanent structures."

Doug Langlois called for the results of the vote on the Shed Amendment, advising those present that 64 votes were required (two-thirds vote response of 95 homesites). Ballots were counted by Tim Bell and Forrest McIntyre, 36 "yes" for the Shed Amendment, 17 No votes against. Due to the failure of the Shed Amendment to receive the required 64 affirming votes, the Shed Amendment failed in passage.

ELECTIONS:

Office of Secretary - Remaining term: Lanny Tally nominated Doug Langlois to continue as Association Secretary for the remainder of that office term (1 YR) Treasurer Tim Bell seconded the nomination; passed unanimously.

Office of President - Remaining term: Jim Allie indicated his willingness to serve the remainder of the term (1 Yr). Doug Langlois nominated Jim, Cindy Head seconded, passed unanimously.

Exterior Vice President - There were no offers to serve. Discussion was held. Forrest McIntyre agreed to serve one more year (of a two year term for this position) since no homeowner would volunteer. Nomination was made, seconded, and passed unanimously.

Interior Vice President - For lack of response and volunteers, this office is temporarily vacant.

Attendants were advised that new officers will be given a description of duties and an 'orientation' as to their duties and responsibilities as a Board of Director.

Final Closing Comments from Members:

Dianne Van Fleet reminded all that contributions for the fence fund were needed. That while there is no doubt that the fence is an asset to those living along its border, it is, in her opinion an asset to the entire community. Diane suggested a \$50 contribution from each member for the fence fund.

Doug Langlois reminded those present that while the fence is a benefit to the entire community, the fence is on private property.

Cindy Head commented that for sure it was a benefit to all; however, it should not be the memberships' responsibility and burden of costs to remove limbs, vines and debris that the homeowners allow to grow on their side of the fence. Stating further that every person should maintain their own back yard. The fence fund is not in place to maintain the back yards of the property owners along the fence line. The fence fund is for wood, stain, and general maintenance of the exterior.

ADJOURNMENT:

Doug Langlois asked if there was anything else for the good of the order. None stated. There being no further business, Doug called for a motion to adjourn the meeting. Motion to Adjourn made by Forrest McIntyre. Seconded by Tim Bell. Passed unanimously.

The meeting was adjourned at 10:30 a.m.

Respectfully submitted,
Doug Langlois, Secretary.