

HUNTER'S TRACE HOMEOWNERS' ASSOCIATION
MINUTES - ANNUAL MEETING - MARCH 28, 2015

CALL TO ORDER:

The annual meeting of the Hunter's Trace Homeowners' Association as called to order by Cindy Head, President, at 9:15 AM.

QUORUM VERIFICATION:

The Secretary noted the attendance at 45, 25 in attendance and 20 by proxy, which is 3 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, which would be 28.5 for Hunter's Trace. A quorum was achieved according to State Statutes.

The President then confirmed the Affidavit of Compliance had been completed by the Secretary and notarized, stating that notice of the meeting had been given in accordance with the By-Laws.

MINUTES OF THE 2014 ANNUAL MEETING:

The President asked for a motion to waive the reading of the Minutes from the 2014 meeting. A motion was made, seconded and passed unanimously by the members present. She then requested an amendment to those Minutes. The section concerning the motion to charge an estoppel fee should be worded as follows: The estoppel fee is assigned to the seller within the FAR/BAR (Florida Association of Realtors and Florida Bar) residential sales contract, but it can be negotiated between the seller and buyer. A motion was made, seconded and passed unanimously to amend the Minutes. The President then asked for a motion to approve the Minutes from the 2014 Annual Meeting, as amended. A motion was made, seconded and passed unanimously to approve the 2014 Minutes, as amended.

TREASURER'S REPORT:

Don Sjolund, Treasurer, gave a detailed report of the status of the current and proposed budgets. He noted expenditures from General Fund, and explained how voluntary contributions to the Fence Fund are accounted for. He further stated the Reserve Fund had been established by the previous board, but noted that we are required to specify how these reserve funds are to be spent. During discussion of the budget, it was recommended that the annual assessment remain at \$35., and will be due upon receipt. It will be considered delinquent after May 15th, and will carry an 18% per annum late fee. The President called for a motion to approve the proposed budget. The motion was made, seconded and passed unanimously.

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OLD BUSINESS:

First item addressed was the passing of some of our residents. Cindy mentioned former Vice President, Ed Curzydlo, and long-time residents Mike Croye, Joe Howard and Drena Heizer.

President, Cindy Head, then presented the members in attendance with detailed information about Hunter's Trace, from the very beginning of the development through to the present. The Articles of Incorporation and By-Laws were cited as documents establishing the guidelines by which this Association operates. The Association was established as an official Florida Not-For-Profit Corporation and operates as such today. She also spoke about issues that the various boards through the years have dealt with, and how some of these issues have evolved. The duties and functions of Board Members were mentioned. Their duty to uphold the Deed Restrictions, as well as how Florida Legislature enacted regulations affect the performance of tasks. She spoke about our Deed Restrictions and how they are in place to protect our community and homes. After her presentation, Cindy mentioned the front entry to our subdivision. This is being maintained by a mowing company and being cut every two weeks. Certain residents have voluntarily picked up trash that is being dumped by passers by on a regular basis, but we need more residents to take part in this endeavor in order to keep our neighborhood looking clean. It was also asked that school children be reminded not to leave trash at the front entry.

The above is a very brief overview of the presentation, but it can be viewed in its entirety on our web site, which is: <http://www.hunterstracehomeowners.org>.

COMMITTEE REPORTS:

Architectural: Chuck Trout reported for Chairman, Joe Givens. There have been some requests for fences, painting of homes and a garage. All have been approved.

Landscape: Jean Brown reported for Chairman, Diane VanFleet. She indicated a committee has been formed with about five other residents. The front entry has been cleaned up, mulched, weed preventative applied, and some plants replaced.

Lighting/Irrigation: The problem with some of the lighting in the front entry was mentioned, and Jean will speak to Bob VanFleet about it.

NEW BUSINESS:

Vice President, Forrest McIntyre discussed the front fence and the need for repair and staining. He would like to get a committee together to accomplish this. A few attendees indicated their willingness to help. The voluntary contributions to the Fence Fund will be used to pay for the repairs/supplies. In connection with the fence discussion, Jim Kennedy addressed the membership indicating the importance of the fence, and how it reflects on the community. It was one of the factors when he and his wife purchased a home in Hunter's Trace. However, he also stated how the traffic is impacting the quality of life for those residences who back up to the fence. It was suggested

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that the Sheriff's office be contacted to possibly offer some assistance in controlling speeders.

A fidelity bond was then discussed. The Treasurer indicated the requirement, by Florida State Statutes, for a fidelity bond to cover the Treasurer and Board Members against theft. Although this is a requirement, it can be waived by a vote of the membership, but must be done so annually. Cindy asked for discussion at which time it was decided the fidelity bond would not be necessary. A motion was made to waive the requirement for a fidelity bond. The motion was seconded and passed unanimously.

Cindy then spoke about the web site and all the information it contains about our community. Robin Corsiglia, the web director, spoke briefly about the site and asked that information be sent to him for inclusion under the various topics. It was noted that Robin has worked diligently on this project. Residents were encouraged to visit the site. Jean Brown had developed the original web site, and she was recognized for her efforts.

Community Association Management firms were then discussed. Secretary, Shirley Sjolund, indicated a number of firms have been contacting us in order to manage our association. The CAM would handle annual assessment billings and collection, pay any contractors we have performing landscape or other services, and monitor and notify residents of Deed Restriction violations. These services would involve a monthly fee rather than a yearly fee that we now pay. The increased burden of board duties, lack of interest and participation by residents in their association, and the regulations being imposed on self-governing homeowners' associations by the State of Florida, have forced many communities to turn over their operation to CAMs. After the presentation, Shirley noted that we are not, at this time, suggesting a CAM for Hunter's Trace, but rather letting the membership know about an alternative that is available.

Chuck Trout then addressed the membership about our Deed Restrictions and the need to update them. A committee would have to be formed to accomplish this and obtain the necessary vote to amend the Deed Restrictions. Chuck Trout, Forrest McIntyre and Jeanne Thomas will form this committee.

The topic of the Reserve Fund was then revisited. This matter was discussed under the Treasurer's Report, but must be voted upon. It was stated that these funds will be used for legal expenses and budget shortfalls. The necessary motion was made to approve the specified usage of the Reserve Fund, seconded and passed unanimously.

ELECTIONS:

The President prefaced the call for elections with information that descriptions of duties and responsibilities for officers have been prepared, as well as those provided for in our By-Laws. She also noted that an orientation will be held for new officers.

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Nomination for President: Cindy Head indicated her willingness to serve another two-year term. She was nominated, and the nomination was seconded and passed unanimously.

Nomination for Secretary: Shirley Sjolund indicated she will serve another two-year term. She was nominated, and the nomination was seconded and passed unanimously.

Nomination for Treasurer: Tim Bell was nominated to replace Don Sjolund. The nomination of Tim Bell for Treasurer was seconded and passed unanimously.

ADJOURNMENT:

The President asked if there was anything else for the good of the order. None stated.

There being no further business, Cindy called for a motion to adjourn the meeting. A motion was made, seconded and passed unanimously. The meeting was adjourned at 10:45 AM.

Respectfully submitted,

Shirley Sjolund, Secretary