

**Annual Meeting Minutes DRAFT
Stillwater Unit 3 Homeowners Association, Inc.
Wednesday, January 28, 2015**

Call Meeting to Order: Meeting called to order at 2:32pm by Chairman Jerry Sorgenfrei .

Determination of Quorum: A quorum was established of Homeowners present in attendance at the meeting.

Confirmation of Proper Meeting Notice: Notices were mailed to all Homeowners, as well as being posted in accordance with the Florida Statutes and the Bylaws of our Association.

Approval of Previous Meeting Minutes: The minutes from the Homeowners Meeting of January 30, 2014 were approved

Election of Board of Directors: Per Association By-Laws, the 2 open positions will be filled by the 2 candidates who filed for the positions. Peg Heffley moved to approve the new Board with John Olivera seconding. Motion was approved by all Homeowners present.

Rollover of Funds Vote: The membership voted unanimously to rollover any excess income from the 2014 budget to 2015.

Announcements:

Service Project – We will be partnering the Englewood Jubilee Center by having a food drive on March 11. See website for details.

Clubhouse Painting – will begin next week. (No bicycle parking on the newly painted deck.)

Security Cameras – will be installed once painting is completed.

Yard Waste – should be placed at the curb on landscape service days. See Landscape Calendar on the website.

Vehicle Parking – Do not block the sidewalk, park on any portion of the grass, or park overnight.

Plant Replacements – Plants that were not replaced in 2014 will be put in during March or April this spring.

Community Garage Sale – Efforts are underway to organize a sale in late February or early March, if possible in coordination with Stillwater I & II.

Financial – We currently have \$ 261,200 in reserves. Approximately \$ 20,000 will be rolled over into 2015 from the 2014 budget.

Community Comments:

Once owners have taken possession of the property, shouldn't the owner be responsible for their own plant replacements? Documents require that the Association maintain the landscaping. Also, this is necessary for uniformity within the neighborhood.

Is it possible to eliminate rental properties from the community? An amendment to the Declaration of Covenants would be necessary to do this. Any such amendment would require at least 2/3 approval by the membership.

Are street lights inspected regularly? How do we report that a street light is out? A street light that is not functioning should be reported to our Property Manager, James Ro, with the address of the nearest property 7 pole number, so that it may be reported to FPL.

What is going to be included in the painting of the villas? Will power washing take place first? Will cracks be repaired before the painting? In order for the 7 year warranty on the painting to be fulfilled, there is a procedure that will be followed for the painting which includes such things as power washing & repairs of cracks. Homeowners should be aware, however, that they are responsible for maintenance of the building & should complete necessary repairs as they arise.

What can be done about the ant hills on the lawn? Will dead grass be replaced? Our landscape contract does not include fire ant treatment. The areas of dead grass that have not recovered from the cinch bug infestation will be replaced after the dormant season.

Kudos to President Jerry Sorgenfrei for his dedication & hard work this past year from the membership.

Adjournment: Meeting adjourned at 3:00 PM.