

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
ANNUAL MEETING
October 30, 2013
Lutheran Church of the Cross

The meeting was called to order at 7:00 PM by President Ronald Woods.

The invocation was given by Lutheran Church of the Cross' Pastor Redmann.

A motion was made and seconded to waive the calling of the roll and declare a quorum present. Motion carried.

The proof of notice of the meeting was posted by the Secretary, Guy Neroni, on the bulletin board located at the Association office on Rampart Blvd. and on the Association's website. An affidavit was filed with the minutes.

Board members were introduced, as well as, Carlson & Soforth Management and Staff.

President Woods asked for a motion to waive the reading of the minutes of the October 17, 2012 annual membership meeting.

President Woods asked for a motion to waive the use of secret ballots, for the 2014 annual meeting, in accordance with the governing documents and State Statutes, the motion failed. The secret ballot process will be used for the 2014 annual meeting.

President Woods reports the County's sidewalk program for Deep Creek is moving along, with Capricorn , Sandhill, Rio de Janeiro and Deep Creek Blvd being completed. Sidewalks are funded by the County's penny sales tax.

As a member of the County's MSBU committee, Pres. Woods reports that 7.8 miles of Deep Creek roads are scheduled to be paved, to date, Capricorn, Rampart, San Cristobal and Quirt have been completed.

Phase I of the Desoto Canal cleanup has been completed. This project is funded out of the Mid County MSBU.

In 2013 the association completed beautification of 10 culdesac. The association will continue to maintain these culdesacs and complete 10 more in 2014.

The Vacant Lot Mowing Committee has put together a new program for 2014 that will give owners the option to have the Association mow their vacant lot.

The number of deed restriction violations this past year has decreased from the previous year. There were 907 reported violations, with 740 being corrected and 167 remaining active. The majority of the violations are lawn maintenance issues and improper storage of garbage containers.

In November 2013, Charlotte County Waste Management will be delivering a new garbage container to each home to be used for recycling.

There are still many mortgage foreclosures being filed and property owners who have filed bankruptcy that is resulting in additional abandoned homes. Pres. Woods thanks neighbors, who live near an abandoned home, for their help in maintaining the property.

There were many questions from the membership. A motion was made from the floor to close the question & answer segment and move forward on the agenda.

Minutes of the Annual Meeting October 30, 2013

President Woods introduced the Nominating Committee. Chairman Don Petersen, Bill McCay, Carol Petersen, Bob Enwright and Jackie Enwright.

The slate of candidates were John Bones, Victoria Craig, Joseph Harris, Andrew Kontos, Karen Perry, Cyril Schrage, and John Sheridan. A motion was made and seconded to approve the nominating committee's slate of candidates. Motion carried.

President Woods asked for nominations from the floor, hearing none a motion was made and seconded to close the nominations. Motion carried.

The Inspectors of Elections: Teresa Boucher, Barb McCay and Ellen Sapaugh. A motion was made and seconded to approve the Inspectors of Elections. Motion carried.

The budget for the 2013/14 fiscal year was presented.

A motion was made from the floor to create a reserve funds to be used for expenses for the POA office and POA owned properties and drainage issues. Motion carried.

A motion was made from the floor to increase the vacant lot mowing schedule from eight mowings a year to 12 mowings a year. Motion failed.

A motion was made from the floor to form an internal audit committee. Motion carried.

A property owner reports that she gathered a petition, with 118 signatures, in an effort to get sidewalks on South Nuremberg. This petition will be delivered to the County Commission for their review and consideration.

The results of the election: Victoria Craig, Joseph Harris, Andrew Kontos and Karen Perry were elected. The special assessment was approved 537 for and 151 against. The budget was approved 578 for and 56 against. There were 887 total votes cast.

There was no more business to bring before the assembly, meeting adjourned at 9:55 PM.

Respectfully submitted:

Guy Neroni
Secretary