

FINNS COVE II HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
OCTOBER 9, 2018, 6:00 PM

Waterford Lakes Community Center Conference Room
401 Mark Twain Blv
Orlando, Florida 32828

CALL TO ORDER:

The 2018 Annual Members meeting of the Association was called to order by the President on October 9, 2018 at 6:10 p.m. There were (5) Board Members and (2) resident households in attendance.

STATEMENT OF QUORUM:

A quorum for an official election was not met.

- (5) Board Members and (2) non-Board Members were present (12419 Wilcox and 12413 Marleigh)
- (0) proxies were received
- Total present: (7) members

The directors/officers underlined were in attendance (**Directors listed in bold were up for re-election**):

		<u>Current Term</u>	<u>New Term</u>
▪ <u>Carla Kilgo</u>	President	Term 10/15 - 10/18	10/18 – 10/21
▪ <u>John Coffey</u>	Vice-President	Term 10/17 - 10/20	
▪ <u>Terry Taylor</u>	Treasurer	Term 10/15 - 10/18	10/18 – 10/21
▪ <u>Donna Lendvay</u>	Secretary	Term 10/16 - 10/19	
▪ <u>Carlos Rivera</u>	Maintenance Officer	Term 10/17 - 10/20	

Management Sciences Incorporated (MSI) representative, Mr. Bob Seltzer was in attendance to support the Board in execution of the Annual Meeting.

PROOF OF DUE NOTICE:

Statement was provided for the record that due notice for the Annual Meeting was delivered via first class mail to each homeowner (postcard). Additionally it was announced on the web site.

APPROVAL OF PREVIOUS YEAR'S MINUTES

The Board unanimously voted to waive reading of last year's Annual Members Meeting minutes. The Board motioned (John), seconded (Carlos) and unanimously approved (M/S/A) the minutes, as submitted.

The Secretary signed the minutes and provided them to MSI to file in the HOA records.

DISCUSSIONS

Bob Seltzer of MSI presented the Association's financial status. Funds on account (as of 9/30/18) sum to \$18,355.89 broken out for the last 7 years as follows (increase of \$623.82 from 2017 at this same time).

	2018	2017	2016	2015	2014	2013	2012
Money Market Acc.:	\$ 6,274.76	\$ 6,459.54	\$ 5,846.00	\$11,688.53	\$11,233.91	\$12,228.87	\$ 8,310.75
Checking Account:	\$12,076.13	\$11,267.53	\$11,256.34	\$11,245.10	\$10,634.98	\$ 8,825.01	\$11,451.85
Savings Account:	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
TOTAL:	\$18,355.89	\$17,732.07	\$17,107.34	\$22,933.63	\$21,873.89	\$21,058.88	\$19,767.60

- MSI (Bob Seltzer) indicated that ALL homeowner assessment accounts were collected by August 2018.
- The proposed CY18 budget was presented to the homeowners for review. The proposed budget established the annual assessment once again at \$150.00 which has remained the same for the last (10) years. John moved that the budget be approved as submitted, Terry seconded it and it was unanimously approved.

PRESIDENT’S YEAR IN REVIEW:

The Board and MSI presented a “FC II Year in Review” along with some other items that were discussed as follows:

- The President reviewed the capital improvements that were made since the last Annual meeting. This included:
 - o The installation of adding a row of Oleander shrubs across the pond Berm to help discourage people from walking into the community over the pond hill.
 - o Added new annual flowers as follows: in front of the island - in front of fox tail ferns (to add a little color) and 2) by the Rock.
 - o The Board began putting up some fall decorations by the front (scare crow, etc.). Which will done again this coming weekend.
- The decided that the Oleanders planted last year in a straight line need to be spaced further apart and as such requested that MSI contact Earth care Landscaping for a quote to move every other plant back one row to give them more space to grow.
- Discussed including a Newsletter/Flyer with the 2019 Assessment mailing that highlights being responsible with your pets regarding clean-up, keeping them on a leash and controlling noise from barking.

CALL FOR NOMINATIONS AND APPOINTMENT OF NEW DIRECTOR:

The election for new officers could not be held due to a quorum of members not being met (Note: (7) present/proxies of the 43 necessary were received).

The President solicited nominations from the floor (including self-nominations) to determine interest by new residents.

No nominations, self-nominations or write-in nominations were received. Therefore, with Carla’s and Terry Taylor’s approval, the Vice-President made a motion to appoint them both for another 3-year term. Carlos seconded the motion and all voted in favor.

After years of dedicated hard work, the Secretary, Donna Lendvay announced her resignation from the Board. The other members expressed how much she would be missed. With her resignation, there is now one vacancy on the Board. The Board members will ask other residents for their interest and appoint a replacement when they find an interested and qualified candidate.

COMMUNITY FORUM:

The floor was opened to the community members to address issues, concerns, and recommendations.

- A discussion was held about homeowners and tenants that let their dogs roam unleashed and allow them to “poop” on other residents property. Donna mentioned that she has an Orange County Flyer she can send MSI that will be useful to send to the know offenders.

ACTION ITEMS:

- MSI: E-mail Earth care Landscaping that the Board would like a quote to move every other Oleander plant back to a second row.
- MSI: Schedule Brightview Landscaping to Mulch the front entrance
- MSI: Send 509 Hallowell a letter about dog roaming and pooping on the pond common ground and other resident properties.
- President/Board: Put up Fall Decorations

ADJOURN.

The President called to adjourn the meeting. The call was motioned, seconded and unanimously approved by the Board. The Meeting adjourned at 7:23 p.m.

OFFICIAL APPROVAL OF MINUTES:

Approved for Entry Into Records, ___ Day of October, 2019

TBD

Secretary, Finn's Cove II HOA