

FINNS COVE II HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
OCTOBER 8, 2019, 7:00 PM

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

CALL TO ORDER:

The 2019 Annual Members meeting of the Association was called to order by the President on October 9, 2018 at 7:05 p.m. There were (2) Board Members present and (1) present on the phone. Additionally, there were (4) resident households in attendance.

STATEMENT OF QUORUM:

A quorum for an official election was not met.

- (3) Board Members and (4) non-Board Members were present (12412, 12419 Wilcox, 12413 Marleigh and 826 Woodmeade)
- (1) proxy were received
- Total present: (8) 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 10/18 – 10/21	
▪ <u>John Coffey</u>	Vice-President	Term 10/17 – 10/20	
▪ <u>Terry Taylor</u>	Treasurer	Term 10/18 – 10/21	
▪ <u>Vacant</u>	Secretary	Term 10/16 - 10/19	10/19 – 10/22
▪ Carlos Rivera	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 (Terry), seconded (Carlos) and unanimously approved (M/S/A) the minutes, as submitted.

The President 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 9/30/19) sum to \$18,355.89 broken out for the last 7 years as follows (increase of \$1,671.22 from 2018 at this same time).

	2019	2018	2017	2016	2015	2014	2013
Money Market Acc.:	\$ 6,281.03	\$ 6,274.76	\$ 6,459.54	\$ 5,846.00	\$11,688.53	\$11,233.91	\$12,228.87
Checking Account:	\$13,741.08	\$12,076.13	\$11,267.53	\$11,256.34	\$11,245.10	\$10,634.98	\$ 8,825.01
Savings Account:	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
TOTAL:	\$20,027.11	\$18,355.89	\$17,732.07	\$17,107.34	\$22,933.63	\$21,873.89	\$21,058.88

- MSI (Bob Seltzer) indicated that ALL homeowner assessment accounts were collected by August 2019.
- The proposed CY19 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 (11) years. After some

discussion, Carla moved that approval of the budget be deferred until the December Board meeting. This was because Donna Lendvay mentioned that the Master Assoc.'s insurance went up significantly this year based on recent law suit cases won by homeowners for tripping on raised sidewalks.

PRESIDENT'S YEAR IN REVIEW:

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

- The President reviewed the major changes that were made since the last Annual meeting. This included:
 - o Switched Landscapers in June 2019 from Earthcare to Merrick Landscaper (monthly cost was reduced from \$590 to \$500)
 - o The President will be adding some different plants by the rock. She plans to remove the foxtails ferns and replace with some perennials.
 - o The President indicated that a prize-based Christmas decoration contest will be held this year (1st prize is \$50, second, \$30 and 3rd place \$25)
- Discussed amending the governing Declaration so that short term Air-B-N-B rentals will not be permitted. MSI mentioned that this will take a concerted effort by the Board since the Declaration requires a 90% affirmative vote by the residents to be passed.

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: (8) present/proxies of the 43 necessary were received).

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

One (1) self-nomination was received from the floor (Michelle Keyston – 826 Woodmeade). Therefore, with unanimous consent of the Board members present, her appointment to the Board was approved.

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: Contact the Association's insurance agency to see if she thinks the 2020 renewal amount will go up significantly.
- President/Board: Contact the electrician to ensure the electric outlets and GFI are all working for the upcoming Christmas lights.
- Board: Consider amendment to the Declaration to disallow Air-B-N-B short-term rentals.

ADJOURN.

The President called to adjourn the meeting. The call was motioned, seconded and unanimously approved by the Board. The Meeting adjourned at 7:45 p.m.

OFFICIAL APPROVAL OF MINUTES:

Approved for Entry Into Records, ___ Day of October, 2020

Michele Keyston
Secretary, Finn's Cove II HOA