

**FINNS COVE II HOMEOWNERS ASSOCIATION**  
**ANNUAL MEMBERS MEETING**  
**OCTOBER 13, 2020, 7:00 PM**

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

**CALL TO ORDER:**

The 2020 Annual Members meeting of the Association was called to order by the President on October 9, 2018 at 7:03 p.m. There were (4) Board Members present. Additionally, there was (1) resident households in attendance.

**STATEMENT OF QUORUM:**

A quorum for an official election was not met.

- (4) Board Members and (1) non-Board Members were present (12413 Marleigh)
- (1) proxy was received
- Total present: (6) members

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

		<b><u>Current Term</u></b>	<b><u>New Term</u></b>
▪ <u>Carla Kilgo</u>	President	Term 10/18 – 10/21	
▪ <b><u>John Coffey</u></b>	<b>Vice-President</b>	<b>Term 10/17 – 10/20</b>	<b>10/20-23</b>
▪ <u>Terry Taylor</u>	Treasurer	Term 10/18 – 10/21	
▪ <u>Michelle Keyston</u>	Secretary	Term 10/19 – 10/22	
▪ <b><u>Carlos Rivera</u></b>	<b>Maintenance Officer</b>	<b>Term 10/17 - 10/20</b>	<b>10/20-23</b>

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 9/30/20) sum to \$19,324.02 broken out for the last 7 years as follows (increase of \$703.09 from 2019 at this same time).

	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
<b>Money Market Acc.:</b>	\$13,036.70	\$ 6,281.03	\$ 6,274.76	\$ 6,459.54	\$ 5,846.00	\$11,688.53	\$11,233.91
<b>Checking Account:</b>	\$ 6,287.32	\$13,741.08	\$12,076.13	\$11,267.53	\$11,256.34	\$11,245.10	\$10,634.98
<b>Savings Account:</b>	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
<b>TOTAL:</b>	<b>\$19,324.02</b>	<b>\$20,027.11</b>	<b>\$18,355.89</b>	<b>\$17,732.07</b>	<b>\$17,107.34</b>	<b>\$22,933.63</b>	<b>\$21,873.89</b>

- MSI (Bob Seltzer) indicated that ALL homeowner assessment accounts were collected by April 2020.
- The proposed CY20 budget was presented to the homeowners for review by MSI. MSI recommended that all budget line items look good where they currently are. On exception was the recommendation that the Landscaper fee be raised from \$500/month to \$550/month. In 2019 Champion Landscaping was being paid \$590/month. This \$50.00 increase will only increase the annual expenses by \$600. Additionally, in 2020 the budget is expected to

come in \$2,719 under budget and at the end of 2021 a budget reserve of approx. \$13,688 is projected. It was also noted that \$1,675 was spent on Capital project (\$875 for lighting and \$817 for larger pond berm Oleanders) with none planned for next year. The proposed budget established the annual assessment once again at \$150.00 which has remained the same for the last (12) years. All Board members agreed with the proposed budget and this one change as well as keeping the annual assessment at \$150.00. Carla motioned that the budget be approved, Carlos seconded it and it unanimously passed.

#### **PRESIDENT'S YEAR IN REVIEW:**

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

- o Added larger multi-colored Oleanders by pond berm (\$817 – Aug 2020)
  - o Replaced sign lighting fixtures (\$858 – Jul 2020)
  - o Contracted with the Master Assoc. to provide annuals on the same quarterly schedule as the Master. They will be planted in the front and rear of the island (approx. Cost is \$187/qtr)
  - o The President indicated that like last year, the prize-based Christmas decoration contest will be held again year (1<sup>st</sup> prize is \$50, second, \$30 and 3<sup>rd</sup> place \$25). She asked MSI to look into purchasing (3) signs for the 1<sup>st</sup>-3<sup>rd</sup> prize winners.
- Approved (1) ARB (Arch. Roof/Driftwood color) for 806 Julliard
  - Discussed hosting a community Facebook for improved communication. Carla volunteered her husband Jim to set it up and she will initially be the moderator.

#### **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: (6) 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 self-nomination was received from the floor. Therefore, with unanimous consent all Board members agreed to continue on the Board in their current positions.

#### **COMMUNITY FORUM:**

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

- A discussion was held about sending sterner maintenance notices/letters to those residents that have been on the Maintenance Violation report for more than 6 months. MSI agreed and will do so.

#### **ACTION ITEMS:**

- MSI: Purchase (3) signs for the 1<sup>st</sup>-3<sup>rd</sup> prize Christmas light decoration contest winners.
- MSI: Send out an e-mail blast to all residents we have e-mails for informing them of the decoration contest and also to send them the new community Facebook link.
- MSI: Send sterner maintenance notices/letters to those residents that have been on the Maintenance Violation report for more than 6 months
- President/Main. Officer: Will paint entrance curbs with the reflective paint she bought when it gets cooler
- President: Set up Community Facebook page

#### **ADJOURN.**

The President called to adjourn the meeting. The call was motioned, seconded and unanimously approved by the Board. The Meeting adjourned at 7:48 p.m.

#### **OFFICIAL APPROVAL OF MINUTES:**

Approved for Entry into the Records, 12 Day of October, 2021

*Carla Kilgo*

Carla Kilgo (Acting)  
Secretary, Finn's Cove II HOA