

Annual Meeting Minutes for Wednesday, December 12, 2012 at 7 PM

The meeting was called to order at 7:00 pm.

Board members present:

Robert Rainsberger – President

James McPeak – Vice President

Gus Gil – Secretary

James Cottle – Board at Large

Frank Demery – Board at Large (absent)

Condo owners present: See attached sign in sheet

Staff present: Tonia Bascom and Arlene Aybar

A final call for 2013 ballots were made and the ballots were given to the COA attorney for counting.

While the ballots were counted, Orrin, a FewTek Inc representative, addressed the owners and explained the new billing process. Orrin explained that Hillsborough sends one sub metered bill and every unit will be billed each month even if vacant. Orrin shared that an owner would be liable for the basic charges for their vacant unit(s). Owners will receive a copy of their tenant's monthly statement which would allow the owner to know if the bill was paid. Several of owners stated that if a tenant didn't pay their bill the water should be shut off. It was stated that the COA will continue to require a \$100 deposit to cover the last bill. This is to assist an owner with a bill that was not paid by a tenant.

C. McLain, owner of 7-552, addressed her concerns about the water faucet outside of her unit. Cindy stated that she was told that she is billed for its usage and she wants it capped so no one else could use it.

Gus Gil explained that the COA could not cap the faucet because it is needed for power washing and her and she would receive a credit for its use. C. McLain stated that her water bill is over \$1200 and asked how the COA planned on resolving this. C. McLain shared that she did not want to be penalized. Robert Rainsberger stated that the 61 meters would be replaced which would resolve the issue with the water.

V. Lovinggood shared her concern with the proximity cards in she stated unit owners should be given one card at no charge. A fee should be charged for additional cards or replacement cards.

R. Rainsberger stated that the proximity cards were discussed and voted on at the October 3, meeting. Several Board Members shared that she could use her gate code to enter through the main gates. It was shared that once the card readers were installed on the pool gates, a proximity card would be necessary to enter the pool area.

B. Pittini asked where the location for building four's cleanout is and it was stated there is not one.

Scott counted all of the ballots and gave a report on the number of votes received by each delegate:

- Robert Rainsberger – 68 votes
- Gus Gil – 72 votes
- James McPeak – 64 votes

- Nruti Brown – 73 votes
- Carlos Guerra - 24 votes
- David Hay – 74 votes

The 2013 Board Members voted on which positions they would serve. According to the report given, the 2013 Board Members are:

- Robert Rainsberger – President
- Nruti Brown – Vice President
- Gus Gil – Secretary
- James McPeak – Member At Large
- David Hay – Member At Large

James Cottle contested newly elected board member David Hay. J. Cottle's reasoning was that Hay does not live in the United States. Gus stated that the Bylaws say that to be on the board you must be a home owner. It does not state that you must live in the US. Gus stated that a board member can't miss more than two board meetings. The question was asked how many meetings are there? It was stated that there are four meetings. Scott stated that he would review the Condo Doc and respond to the new board about the number of meetings they must attend. Gus stated that if the number of required meetings is not listed, that the bylaws be amended, stating the number of meetings that owners are required to attend.

The new Board was seated.

Review of the meeting minutes from October 3, 2012 – presented by R. Rainsberger motioned by Gus Gil and seconded by James McPeak.

Treasurer's Report: presented by Bob Rainsberger (2012 P/L) report attached. It was motioned by Gus Gil and seconded by all Board Members

President's Report – R. Rainsberger stated that we would be accepting bids to replace the main pool fence and gate. Also reviewing the options for hiring a full time AC technician. We have received a bid for landscaping the front entrance.

G. Gil suggested we consider installing the same type of fence located at the front of the property at the rear of the property to save on costs.

Board discussed that they would develop a one- year plan allowing owners some input and that the plan would be voted on by the board.

M. Hurwitz asked for explanation of bad debts. It was explained that when a unit sells, the COA gets a percentage of the outstanding fees and the remainder is written off as bad or uncollectible debt.

Old Business:

Although the Pet Policy was tabled at the last meeting, it was discussed again as some owners stated that this it's an ongoing problem with pets being too large for our community and residents not cleaning up after their pets. It was stated that we would revisit the condo doc for clarity (page 17). The Condo Docs were reviewed and following is what is stated:

D 1. With the exception of fish, a unit owner may keep a maximum of one (1) pet. The dog may not weigh more than 50 pounds. Pet shall be defined as a dog, cat, bird or fishes.

2. All dogs and cats must be leashed at all times when outside the residential unit. No reptiles or wildlife shall be kept in or on the Condominium Property (including units). Violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine unit owners (as may be provided in these applicable

rules and regulations of the Declaration) and/or to require any pet to be permanently removed from the Condominium Property. Unit owners must immediately collect and clean any feces from pets upon the complex property.

3. The unit owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the condominium. If a dog or any other animal becomes a nuisance and/or is obnoxious to other unit owners by barking or otherwise, the unit owner thereof must cause the problem to be corrected. If it is not corrected, the unit owner, upon written notice by the Association, will be required to remove the animal.

4. Fishes shall be permitted, subject to rules and regulations to be adopted by the Board of Directors from time to time.

5. The ability to keep a pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a source of annoyance to other residence of the Condominium or in any way causes any damage to the property.

6. No reptiles, wildlife, amphibians, poultry or livestock shall be.

After research and conference with the COA's Attorney, the Board voted against working with Association Capital as they saw this could hinder and /or delay properties from being short sold. It was decided that it may be an opportunity for current investors to work with a Professional Realtor to purchase a unit through short sale.

New Business:

The 2013 Budget was discussed and feedback was received from the owners. The Board voted and seconded to accept the 2013 Budget as written. 2013 COA Monthly Fees are:

- 1 Bedrooms – \$152.90 2 Bedrooms – \$209.64 3 Bedrooms - \$274.18

New COA fee increase will be effective 2/1/2013.

Unit owners were asked to provide the Association's Office with a key in case of an emergency by February 1, 2013. If a unit owner, vendor or tenant needs to check out their key, identification will be required and retained until the key is returned to the Association's Office.

Staff Recognitions – it was voted and properly seconded the board recognize the staff with a gift card from Honey Baked Ham.

Comments from Owners:

- B. Torkeson of 5-215 commented about the loud noise from the community next door. It was stated to call the Sheriff Department and make a complaint. B. Rainsberger stated that it's important all owners/residents comply with the community rules.

- N. Kelly of 22-225 asked that her flood light be checked as its not working and that many of the residents are not picking up after their pets
- Several owners participated in a discussion of accepting Section 8 residents. Attorney Scott Owens stated that he would review the Florida Stature concerning Section 8 residents and report back to the Board.

The meeting was adjourned at 8:57 PM.