

Remington Oaks Homeowners Association, Inc.
(A Corporation Not-for-Profit)
P.O. Box 91
Kathleen, Florida 33849

Remington Oaks Home Owners Annual Meeting
November 16, 2017 – New Life Assembly of God Church

A quorum was met with 28 members in attendance and 12 proxies for a total of 40 homeowners represented. The meeting was called to order at 7:03 p.m.

Introduction of Officers: President Mike Dougherty introduced the 2017 officers: Ed Tatalian Vice President, Susan Davis Secretary, Kim Cannon Treasurer, and Dale Sellers ACC/ Ad Hoc. Mike Dougherty thanked Connie Kindberg and Teena Spencer (Lot 61) for kindly helping with check in.

Secretary's Report:

The Secretary exhibited the notarized Proof of Notice affidavit certifying the Annual Meeting notification mailed to members on November 1, 2017. No additions or corrections were made to the 2016 minutes and they were accepted as submitted. Mr. Todd Cannon (Lot 35) made a motion to accept the 2016 minutes and Mrs. Rita Willis (lot 67) seconded the motion. Motion was carried unanimously.

Election of Officers:

The President presented the ballots for the elections at this time we have two positions open. Dale Sellers the ACC/ AD Hoc is moving and can't complete his term. Ed Tatlian, Vice President has served his term and his position is available. However if we can't get a volunteer he has so graciously agreed to serve another term.

President Mike Dougherty stressed how important it is for us to fill these positions. How if we don't fill them there is a lot of legal work that will have to be done at great expense to hire an outside management HOA and how our dues would increase greatly. President Mike Dougherty gave an outline of the duties of the board members. And stated this would be a 3 year term.

We had a nomination from the floor for Mr. Ryan Fritz (lot 88). Mr. Fritz so graciously accepted the nomination. Also President Mike Dougherty had spoken with Mrs. Beth McKenna (Lot 39) who had showed interest last year but at that time she was unable to serve because they were out of state for months. However now she plans to be here in Florida and has agreed accepted the nomination to serve on the board.

President Mike Dougherty asked for volunteers for the ACC committee and gave a description of the duties. We would like to get together a sample of paint colors and the committee would help the board member that serves as ACC Chair.

Mrs. Rita Willis (lot 67) and Ms. Teena Spencer (Lot 61) has agreed to help on the ACC committee. Mrs. Della Smither (lot 58) agreed to help with the nomination committee.

Also Ms. Connie Kindberg (lot 61) has volunteered to help with our website since Mr. Dallas Ward (76) will be moving in the future. He has so gracious designed our new website and has been handing it for a couple years now. We thank all these volunteers.

Mr. Ed Tatlian, Mr. Ryan Fritz and Mrs. Beth McKenna were placed on the ballot.
The Votes were as follows:

Mr. Ed Tatlian: 5

Mr. Ryan Fritz: 20

Mrs. Beth McKenna 15

Mr. Ryan Fritz and Mrs. Beth McKenna were voted in for a three year term.

The motion was carried unanimously.

We want to thank everyone that has volunteered to serve on the board.

President's Report:

The President gave his report on the community and how the homes in here are selling as fast as they go on the market.

Mr. Todd Cannon (lot 35) thanked the community for coming together after hurricane Irma left such a mess, He said the community came together and helped each other out. Then Mr. Cannon asked if our community allows a metal roof. President Dougherty said he believe not but would check out the by-laws. Mrs. Rita Willis (lot 67) stated the by-laws states only architectural shingles are approved.

Mrs. Sharon Rose Nance asked about the fallen tree on the other side of Tract A and Mrs. Rita Willis (Lot 67) also mentioned a dead tree behind Ms. Elaine Mace (lot 53) home. President Mike Dougherty said because the retention pond Tract A is still flooded we can't get to the tree to find out who's property it is on. And once it dries out the board will check it out and see what needs to be done.

Treasures Report:

Treasurer Kim Cannon gave her report. She stated because we have had so many expenses this year. Such as the front entrance, repairing the fence from hurricane damage and a lot of repair on Tract C we have gone over budget. The board has discussed the budget and we agree that we need to raise the dues to \$165.00 a year. We can only increase our dues 10% which would be \$165.00. Mr. Matt Millette (lot 1) asked why we didn't show the increase on the budget we sent out. President Mike Dougherty explained some years we don't have any major expenses and some years like this year we have many. You just can't tell. Mr. Matt Millette (Lot 1) agreed. Matt Millette (Lot 1) made a motion to accept the increase of dues to \$165.00 a year. Mrs. Rita Willis (lot 67) seconded the motion. All agreed with one opposed Mrs. Sharon Rose Nance (Lot 18) motion carried.

New Business:

No new business was brought up.

Mr. Todd Cannon (Lot 35) made a motion to adjourn. Mrs. Della Smither (Lot 58) Seconded the motion and the motion was carried unanimously.

Respectfully Submitted

Susan Davis

Secretary Remington Oaks Homeowner's Association, Inc.

