

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

Call to Order: The Remington Oaks Homeowners Association Annual Meeting was called to order at 7:00 p.m. on November 6, 2006 at the Kathleen Baptist Church.

Introduction of Officers: The introduction of the Board of Directors/Officers of the ROHA was made by President, Mike McKillip. Ed Tatlian, Vice President; Shirliann Lewandowski, Secretary; TJ Radano, Treasurer, Henry Hackett, Architectural Control Chairperson. Mike also named the AC Committee which consists of Henry, Dale Sellers, Sara Price and Mary McKillip.

Mike continued by thanking everyone who attended the Annual Picnic on October 29th, mentioning in particular Amy Radano and Sara Price who chaired the organization of the picnic and Duane Anderson who did the cooking of the meats. Thanks were then extended to the Kathleen Baptist Church and Sherry Jackson for her part in arranging for this evenings meeting. A donation has been made to the church thanking them for letting us use their facility.

Quorum: A quorum of 49 homeowners is required for us to be able to conduct business tonight. 55 homeowners and/or proxies are present. [Many thanks to Mark McKillip who gathered all the proxies at the Picnic and who registered members as they arrived tonight.]

Secretary's Report: The summary of the minutes from the last meeting are in the agenda packet, membership was asked to read it and ask any questions. Shirliann explained that the summary was merely a brief synopsis and that the full content of the minutes could be found on the ROHA web site. Mike explained that the minutes do not need to be changed but that last year we made a statement that a lien could be place against a homeowner's property if they did not follow the covenants but that actually that is not true. Florida law has been changed recently where an association can impose a fine but there is a legal process which must be followed and that fines cannot be a lien against a person's property according to Florida Statute. Our minutes reflected what was said last year.

Howard Bloom made the motion that we accept the minutes, seconded by Todd Cannon. Motion approved.

Shirliann presented the Proof of Notice Affidavit, a notarized statement that all homeowners were notified of the Annual Meeting either by U.S. Mail or by hand. A legal requirement.

Election of Board Members: Two new Board members must be elected this year for three year terms. Mike explained the frequency and duration of meetings and the importance of same. We have two candidates who volunteered to be nominees. Mike introduced Joe Harlan and Moises Samoza and asked that they tell us a little about themselves. Floor was opened for nominations, none made. Motion was made by Todd Cannon that we accept and elect the slate of candidates as presented, all approved.

Treasurers Report:

Budget: The proposed budget is on the second sheet of the agenda packet. Mike requested that TJ present a summary of where we stand on last year's budget. Currently we have expended over \$7,000 and the major portion of that on the mowing of common areas. We are under budget on the general liability insurance line item because of the cancellation of hazard insurance. We are also under budget on the Lawyers fees line item. Over budget on line items Fence Pressure Wash and Tree Trimming. Money will be carried over into reserves.

Much discussion was held regarding the manner in which the budget was presented. It was requested that in the future we show in columns the budgeted amounts, actual expenditures, and proposed amounts for the following year.

Questions: How much will we actually have at the end of the year and where are those monies derived from? Mike explained that we will have approximately \$2,500.00 at the end of the year of which we are proposing to put \$1,700 in the reserve fund and use \$800 to augment the Common Area Improvements line item for 2007. Have we used the reserve funds for any improvements? Mike explained that we have not as yet used any reserve funds and that any improvements we hope to take out of the operating budget. It was explained that the reserve funds are for such things as hurricane damage. What amount do we plan on having in the reserve fund? Last year we determined we would like to have an amount equal to one year of dues, approximately \$16,000. Why was hazard insurance cancelled and do we plan to replace it? Explained that we have heard of Associations paying \$5,000 for that portion and that since our only asset is the fence, brick, irrigation and lighting system at the front it did not seem to warrant that expense. Replacing the fence is estimated to be about \$10,000, with estimated total replacement costs between \$15 and \$20,000. How much money are we adding to the reserve fund each year? Approximately \$4,000. What kind of account do we have those monies in? Money Market

Account. Will Common Area Improvements come out of these monies? No, improvement will be funded by the Operating Budget plus \$800 carried over from 2006. What is status of remaining vacant lots and who is maintaining them? Master Built still has 9 lots.

We will increase the number of times the retention ponds will be mowed next year to keep them looking better. Question was asked if we could have the company mowing keep the garbage picked up also. We will ask the company if they will do that.

Question: can we have the ponds sprayed for mosquitoes? It is believed that this is only done by the County. SWFMD asked us not to spray the ponds.

Question: why is mowing done by two different companies? Two different types of mowing and different types of equipment are used. Request that we get one bid for all the mowing.

Pressure washing fence: we have increased the number of times to quarterly.

Motion made by Todd Cannon and seconded by Bill Duval that we approve the budget as presented. Approved.

Mike stated that we will be sending out invoices for the 2007 dues by December 1st.

Architectural Control Committee: Henry Hackett talked about the Brown Spot Letter and chinch bugs and sod worms and the reason letters were sent to homeowners. Since several homeowners were offended by the wording in the letters Jo Dinius volunteered to review the wording in the letter before it was sent. Chinch bugs hatch every 15 days and go to dry hot areas.

Blow your grass off the roadway to keep from getting violation from SWFMD.

Discussion regarding moles in the yard and how to eliminate them.

Discussion regarding dogs being walked in the neighborhood and urinating or defecating in neighboring yards. Homeowners advised to call animal control.

The ACC surveyed other nearby neighborhoods and we have a pretty good neighborhood ... (tape is very hard to hear, ask Henry to fill in what his report was) ...

NEW BUSINESS

Water Management System Certification: We received a letter from SWFMD that we needed an inspection done of our ponds. This summer we did have Morgan and Phillips Engineering Group did come out and do an inspection and they submitted a inspection report to SWFMD and then SWFMD certified the retention ponds. Normally it is every two years that this needs to be done but they said that our ponds were fine and could be done on a 4-year cycle. There was a \$350 fee for the engineering group to do the inspection and send in the certification.

Discussion and complaints regarding the draining of the retention ponds, in particular Pond C. A committee was established to review the problems. Dan Davis volunteered to head the group. Moises Samoza will use his engineering expertise and act as Board liaison. Subdivision plans will be given to Moises to review to see if retention pond information is on them. Bill Duval reported that there is a mound behind Lot 55 which needs to be leveled out and then drainage would flow better.

Complaint about the alarm on the lift station going off and question of what to do. Call the number listed on the station.

Personal Fence Cleaning: How do we go about getting both sides of a fence clean? Neighbor facing the fence responsible.

Tree Trimming: Liability is that of the owner of the tree, but if the tree is over the property line homeowner is allowed to trim anything on his side of the line.

Common Area Improvements: List contains some of the things which might be done with the monies appropriated. We would like to get volunteers to come up with the plan of action.

Board Meetings: Meetings are open to anyone with a week notice because we meeting in individual homes. Because we meet the 2nd Tuesday of each month it is not necessary to post each month as a list is provided as to location. If you wish to attend for a specific reason it needs to be on the agenda.

Motion made by Todd Cannon and seconded by Bill Duval that we adjourn.
Motion approved, adjournment at 8:05 p.m.

Respectfully submitted,

Shirliann Lewandowski, Secretary
Remington Oaks Homeowners Association, Inc.