

Remington Oaks Homeowners Association, Inc.

(A Corporation Not-for-Profit)

P.O. Box 91

Kathleen, Florida 33849

2007 ROHA ANNUAL MEETING MINUTES

The Annual ROHA Meeting was called to order at 7:00 p.m. on November 5, 2007 at Kathleen Baptist Church Assembly Hall.

President's Report: President Joe Harlan introduced current Board Members: Vice President Ed Tatlian, Secretary Mike McKillip, Treasurer Shirliann Lewandowski and ACC Chairman Moises Sumoza. Joe also thanked all volunteers who helped the Association and Board last year. Thanks were then extended to the Kathleen Baptist Church and Brian and Sherri Jackson for their part in arranging for this evenings meeting. A donation has been made to the church thanking them for letting us use their facility

Quorum: 57 homeowners in person or by proxy were represented. A quorum of 49 homeowners is required for us to be able to conduct business.

Proof of Notice Affidavit: The Secretary presented the notarized document.

Secretary's Report: The summary of the minutes from the last meeting are in the agenda packet, the members were asked to read it and ask any questions. Mike 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. Todd Cannon moved and Lee Lewandowski seconded the motion to approve the 2006 minutes summary. Motion approved by vote of the members.

Election of Board Members: Two Board positions for three year terms were up for election this year. Joe Harlan explained the operation of the Board and the duties of the officers. Joe mentioned that the Board needed the members help particularly with the Architectural Control Committee. The candidates for the Board were Ginny Becker, Shirliann Lewandowski, Christopher Price and Sharon Nance. Each of the candidates introduced themselves. The President called for floor nominations and none were made. The votes were collected and counted. The results of the voting were as follows:

<u>Candidate</u>	<u>Votes</u>
Shirliann Lewandowski	33
Ginny Becker	31
Christopher Price	26
Sharon Nance	25

Treasurers Report: Joe introduced the Treasurers report. Mike stated that the Secretary reviewed the finances on a periodic basis since the secretary is not authorized to sign checks and could act as an independent check. Shirliann explained and reviewed that the handouts

contained: a Financial summary for 2007 as of October 12, 2007; a 2006-2008 Comparison; and the proposed 2008 Annual Budget. Shirliann explained that the Association received reimbursement for the damage caused by an accident at the end of last year and the amount was about \$30.00 less than the estimated payment. Jo Dinius commented the format of the budget was much improved. There followed a discussion of the budget and questions concerning the budget.

Questions and Discussion: Joe discussed the requirements of Florida law to maintain the reserve fund for repair and replacement. John Belcher questioned the increase in the budgeted amount for lawyer's fees for 2008. Joe explained that we expected that we might need to put a lien on a property for non payment of dues. There was a general discussion of this issue. The Board agreed that they would make a decision based on the best legal and financial interests of the Association. Florida law states a corporation (ROHA is a corporation) must retain an attorney for legal action. Bill Formy-Duval stated that we should not let one homeowner get by with not paying dues or there would be others. Christopher Price asked about the removal of tree trimming from the budget. Joe said it was because the trees were removed in front. Michael Vanderbilt asked about the increase in pressure washing. Joe explained our previous supplier had gone out of business and we got new bids. This increase was based on the best bid we had.

Joe stated that the Board had decided to leave the level of the Association dues the same for next year.

Henry Hackett moved and Jo Dinius seconded the motion to approve the Proposed 2008 Budget. Motion approved by vote of the members.

Architectural Control Committee: Moises Sumoza stated the Board had tried to assure the compliance with the Covenants. We had reviewed about one modification request per month including repainting and fences. The maintenance of lawns was important particularly with water restrictions. Jo Dinius asked about modifications to allow fake grass. Mike stated a modification of the covenants require a signed document by 95% of the homeowners during the first 25 years. There was a discussion about trying to get better maintenance of vacant lots and problems with weeds in yards. There was a discussion of mowing of ponds to improve appearance. There was a discussion of the front entrance issues. There is one street light out and one that is shielded by trees. The Board stated that we would contact the county about the lights. Sharon Nance stated the trees in the median in the front needed to be trimmed. There was a general discussion of what to do about the trees in front. The Association should either trim or replace the trees. There was a question about funding this in 2008. Melodee Belcher made a motion to dedicate the surplus funds from 2007, approximately \$750 to resolving the problem of the trees in the median. The motion was seconded by Bill Formy-Duval and approved by a vote of the members. Terry Ringler offered to assist the Board in the implementation of the motion. Several other issues were raised.

New Business: Ron Wade discussed the problem of parking across from a driveway which is a safety hazard when backing out. Mike stated the Association had developed guidelines for street parking. Jo Dinius mentioned people parking three cars in a driveway with one parked across the

entrance to the drive way. This is not in violation of the Covenants but does not provide the type of image we want to project in the neighborhood.

Moises asked for Volunteers for the Architectural Control Committee. The following individuals volunteered: Jo Dinius, Sharon Nance, Christopher Price, Dale Sellers, and Ed Tatlian Sharon Nance volunteered.

Tod Benjey asked about responsibility for street signs. This is a county responsibility. The Board will look into this.

Cambron Vanderbilt brought up the issue of people speeding in the neighborhood. Mike stated the county did a study of speed. There are a few speeders. This is an on-going problem. The speed limit appears too high. There was a discussion of what to do. The police in our neighborhood cannot police their own area. The Board stated that we would remind people in the neighborhood and that we will look at other options. Terry Ringler said there was a problem with the road sinking in front of Moises house. The Board will follow-up on this.

There was a discussion about the Picnic. It was suggested that it be moved to a Sunday and held later in the year when it was not so hot.

Motion made by Lee Lewandowski and seconded Todd Cannon by that we adjourn. The motion was approved, adjournment at 8:15 p.m.

Respectfully submitted,

Michael McKillip, Secretary
Remington Oaks Homeowners Association, Inc.