

Remington Oaks Homeowners Association, Inc.

(A Corporation Not-for-Profit)

P.O. Box 91

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2011 Annual Meeting

November 8, 2011

Check-In and Certification of Proxies:

Check-in, certification of proxies and distribution of ballots was conducted as Membership entered the Kathleen Baptist Church Hall. A quorum was met with 27 members present and 33 proxies for a total of 60 homeowners represented.

Call to Order, Mary McKillip:

The meeting was brought to order by President Mary McKillip at 7:07 p.m. Mary then introduced the 2011 Officers: Mary Formy-Duval, Vice President; Rita Willis, Secretary; Jeff Baxter, Treasurer; Troy Lung, ACC Chair.

Secretary's Report, Rita Willis:

Notarized Proof of Notice Affidavit was exhibited certifying the Annual Meeting notification mailed to members October 21, 2011. 2010 minute summary was distributed at check-in; a full version can be accessed on the website. No additions or corrections were made to the minutes and they were accepted as submitted.

Duties of Elected Board, Mary McKillip:

Mary explained the duties that each Board Member agrees to perform on behalf of the community according to the By-Laws and Covenants of the Association and the Florida Statutes. Two committees are required by the HOA documents: ACC and Nominating Committee. Members were encouraged to complete the provided volunteer form; four members did so.

Board of Director's Election:

As specified in the Association documents Directors are elected to 3-year terms at the Annual Meeting and they vote for specific offices at the December Board Meeting. This year's election was for one 3-year term and the remaining 2-years of resigning Board member, Troy Lung. On the Ballot were Michael McKillip (3-year term) and Shirliann Lewandowski (2-year term.) Floor nominations were called for and Mr. DeMartino nominated Mr. John Belcher. Mr. Belcher was asked if he accepted the nomination and he acknowledged in the affirmative that he was interested running for the 3-year term. Each nominee was given the opportunity for an introductory speech on background and interest in serving on the Association's Board. The floor was opened for any questions the members had for any of the candidates. A discussion was held about soliciting proxies and the election of Board officers. A paper ballot vote was conducted; Mr. Millette and Mr. Sellers counted the votes.

The results of the election were:

3-Year Term: Mike McKillip 35 votes; John Belcher 19 votes

2-Year Term: Shirliann Lewandowski 52 votes

Mr. McKillip and Mrs. Lewandowski take office in January 2012.

Treasurer's Report, Jeff Baxter:

The 2012 Proposed Budget was sent with the Annual Meeting announcement. The 2011 preliminary Yearend Financial Report and the 2012 Proposed Budget were provided at check-in. Jeff asked members to review the documents and then opened the floor to questions. There was a discussion about the Liability Insurance purchased for the Officers of the Board and the three-year contract for lawn maintenance. Mrs. Lewandowski made a motion that we accept the Proposed Budget for 2012. Motion was seconded by Mr. Willis. Motion carried unanimously.

Old Business, Mary McKillip:

Covenants and Restrictions: Phase I Amendment 2, Mary gave a report of the efforts taken by the 2011 Board to acquire notarized signatures on the petition to allow the Phase 1 covenant to be amended to mirror the covenant in Phase 2 as directed by members the 2010 Annual Meeting. The Board focused on learning if there were 10 homeowners who would not sign the petition and thus thwart the attempt to obtain the required 87 signatures. Mailings and mass emails to resident and non-resident homeowners determined the effort would be unsuccessful. The result is legal fees will continue to increase if requiring compliance in Phase I is necessary. The Board would like to bring this effort to a close. Ms. Dinius made a motion to abandon the effort. Mr. Belcher seconded the motion. Mary opened the floor for discussion. Discussion included the effectiveness of fining, which is allowed in Phase 2 but not in Phase I, and the financial burden to all homeowners if requiring compliance in Phase I is necessary. Motion carried unanimously.

New Business, Mary McKillip:

Mary presented the requirements of the county for gating our community, as well as the cost of implementation and maintenance. Pros and cons were discussed. Mrs. Lewandowski made the motion to set aside this suggestion. Mr. Bloom seconded the motion. Discussion included sewer, garbage and mail box issues. Motion carried unanimously.

Security issues were discussed including homeowner installation of cameras and external security systems as a prevention method.

Ms. Ashlei Aycock of the Sheriff's Department presented the details and requirements for the Neighborhood Watch program. A sign-up sheet was provided for volunteering for this program. Additional information will be included in the 2012 February Newsletter. There was a discussion about other programs offered by Polk County.

Agenda items were concluded and the floor was opened to the members for questions.

A discussion about lawn care followed including complying with watering restrictions, mowing height and lawns of distressed houses. Suggestions were made by several members and how-to advice options were discussed.

Monthly Board meetings in 2012 will be held offsite providing room for members to attend. The cost of the offsite meeting room will be shared by all members. The Board policy for members addressing the meetings does not change: written notice of one week is required, speaking

time is limited and appropriate behavior is mandatory. Meeting dates and location will be announced on the Association website in January and included in the February 2012 newsletter.

Adjournment: There being no further business the meeting adjourned at 8:30 p.m. Mr Formy-Duval made the motion to adjourn. Mrs. Cannon seconded the motion. Motion carried unanimously.

Respectfully submitted,

Rita Willis, Secretary

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