

Remington Oaks Homeowners Association, Inc.

(A Corporation Not-for-Profit)

P.O. Box 91

Kathleen, Florida 33849

www.remington-oaks.com

remington-oaks@hotmail.com

2016 Annual Meeting Minutes November 10, 2016 – New Life Assembly of God Church

A quorum was met with 26 members present and 16 proxies for a total 42 of homeowners represented. The meeting was called to order at 7:01 p.m.

President Mike Dougherty introduced the 2016 Officers: Vice President, Ed Tatlian; Secretary, Susan Davis; Treasurer, Kim Cannon; and Dale Seller ACC/Ad Hoc Entrance Committee. Kim Cannon was absent. Mike thanked Mary McKillip and Mary Formy-Duval for helping at the check in desk.

Secretary's Report:

The Secretary exhibited the notarized Proof of Notice Affidavit certifying the Annual Meeting notification mailed to members on October 14, 2016. No additions or corrections were made to the 2015 minutes and they were accepted as submitted. Mr. Todd Cannon (lot 35) made a motion to accept 2015 minutes and Mrs. Shirliann Lewandowski (lot 26) seconded the motion. Motion was carried unanimously.

Election of Officers:

The President presented the ballot for the election of two new Director Positions and requested nominations from the floor. Mrs. Faye Ringler (lot 80) nominated Mrs. Beth McKenna (lot 39) She accepted the nomination. Vote were as follows:

Susan Davis 35

Beth McKenna 16

Kim Cannon 25

Later when Mrs. McKenna was told she could only miss 3 meetings a year she had to decline because they travel up north during the summer.

Susan Davis (lot 70) and Kim Cannon (lot 35) each were voted in for another 3 year term.

Motion carried unanimously.

President's Report:

The President gave a report on the community and the current Remington Oaks real estate market status.

Property values are up 6% across Polk County from 2013 - 2016 they are up 16%

Remington Oaks Property values are up an average of 32% in 2016

Treasurer's Report:

The President reported 2016 year end projections and presented the 2017 budget. 2017 dues will stay the same at \$150.00

We discuss Offering Pay Pal to pay yearly dues. However there would be a \$5.00 charge to the homeowner. A vote was taken and the majority of the homeowners agreed. The budget was accepted. Mr. Todd Cannon made a motion by seconded by Mr. Lewandowski carried unanimously.

Old Business:

Non-Compliance: We have had some non-compliance issues with boat and trailer parking. We have been very lenient with the parking on the streets. The by-laws state you can have a boat or trailer if it is parked behind the front corner of your house. Or behind a fence where it is not visible from the street.

Mr. Russ Smithers (lot 58) wants to know why Mr. Price (Lot 73) doesn't take care of his property. He states he doesn't cut the grass on a regular basis or kill weeds. Mrs. Michaud (Lot 74) also complained about the property. The homeowner doesn't live at the property the house has been vacant for a couple years.

The Secretary Susan Davis stated that we have sent emails, letters and fine notices however the owner takes it to the limit and takes care of the property before the fine can be issued.

Mrs. Beth McKenna (lot 39) stated she has been having problems with her neighbour (lot 61) isn't taking care of their property. Their fence is green their yard is full of weeds. The Secretary Susan Davis said she hasn't seen this but when there is a problem to let us know and we will send a notice.

New Business:

It has been discussed by the board members about installing a camera at the front entrance. Vice President Ed Tatilian got an estimate for \$4,600 to install a camera at the front entrance. Mrs. Sharon Nance (lot 18) had a lot of questions about the cameras such as what would be seen and how would we monitor them. Mrs. Beth McKenna (lot 39) also had questions and said she thought we could do it cheaper. Mrs. Shirliann Lewandowski (lot 26) stated it had been discussed by the board in the past and was voted that it just wasn't practical. It was agreed that the board members will discuss this issue at the next meeting.

A Picnic was discussed last year but never got around to having one. We once again discussed it and are going to try to have one this year in the spring. Mr. Cannon (lot 35) and Mr. Long (lot 86) stated they would be glad to prepare the meat and Mr. Terry Ringler (Lot 80) offered the use of his extra Lot for the use of a picnic. A vote of taken all but one person agreed it was a good idea. So the vote was carried unanimously.

The following homeowners filled out Volunteer Request forms:

Mrs. Beth McKenna (Lot 39)

Mr. Chris Long (lot 86)

Mrs. Susan Conner (Lot 8)

Adjournment:

The meeting adjourned at 8:02 p.m. Mr. Todd Cannon (lot 35) made the motion, seconded by Mary Fomy-Duval (lot 11) Motion carried unanimously.

Respectfully submitted,
Susan Davis

Secretary Oaks Homeowner's Association, Inc.

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ANNUAL MEETING

Thursday November 10, 2016 7:00 PM

New Life Assembly Church of God

US 98 N. Lakeland, Fl.

AGENDA

- Check-in, certification of proxies, distribution of ballots
- Call to order – Quorum Request
- Introduction of Board Members
- Secretary's Report
 - Proof of Notice of Members Meeting Mailing
 - Approval 2015 minutes
- Board of Directors Election
 - Explanation of Board Duties:
 - Elections, committees, Board meetings
 - Floor Nominations
 - Election of Directors
- President's Report
- Treasurer's Report
 - 2016 Budget Status
 - Presentation and approval of 2017 Budget
 - Reserves
- New Business
- Adjournment

Sheriff's non-emergency 863-298-6200

Animal control 863-499-2600

Lift Station #179 863-534-7351

Code enforcement 863-534-6054

Street Light Issues 863-834-1240

Special Trash Pick Up 863-665-1489

Add'l large carts 863-665-1489 or 888-445-5045

Add'l recycling bins 863-284-4319