

**LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 28, 2016**

CALL TO ORDER: 7:00 p.m.

Present: President JoAnn Clifford; Treasurer Linda Dolan; Secretary Connie Cowling; Directors Harriet Azzarelli, Verlie Farrell, Eric Hipkiss, Angela Kieb and Sabrina McClellion

Absent: Vice President Fred Edwards

APPROVAL OF AGENDA

Angela Kieb made a motion to approve the agenda for tonight's meeting Verlie Farrell seconded the motion; all in favor; motion carried.

SECRETARY'S REPORT

Connie Cowling read letters from Bette Horn and Maggie Horn resigning their positions on the Activities Committee. *(Copies available upon request.)*

Another letter from Mary Sheehan was read notifying the board of her resignation from the Yoga activity as a result of their move back to New Hampshire.

JoAnn Clifford then spoke in rebuttal of those letters. *(Copies available upon request.)*

APPROVAL OF MINUTES OF THE LAST MEETING

Angela Kieb made a motion to approve the minutes of the October 17 meeting and to accept the resignation letters. The motion was seconded by Harriet Azzarelli; all in favor; motion passed.

TREASURER'S REPORT

JoAnn read the treasurer's report indicating that on October 31, 2016 the balance was \$36,010.20; receipts were \$681.37 and disbursements were \$873.60 leaving a balance of \$35,817.97 as of November 27, 2016.

MOTION TO ACCEPT THE TREASURER'S REPORT

A motion was made by Eric Hipkiss to accept the treasurer's report. The motion was seconded by Verlie Farrell; all in favor; motion carried.

PRESIDENT'S REPORT

Regarding upcoming elections, JoAnn asked Verlie Farrell, nominations committee chair, about possible candidates she has contacted. She said she's talked to several people who have expressed an interest, but there's another she hasn't been able to reach as yet.

JoAnn then spoke about the possibility of management taking over activities. She said that at a meeting the Statutory Committee had with Sherry and Gena May from Sun Communities, it was brought up that several members of the board attended a Sun Communities park meeting at one of their other parks near Orlando. Management runs the activities at that park and JoAnn asked Gena if that would be possible here at Lake Pointe Village. We will keep our options open and have further discussions with management.

UNFINISHED BUSINESS

There was a brief discussion regarding by-law updates and amendments and confusion about when people should be paying dues in order to be able to vote. Further study and discussions are important to get these matters cleared up. LPV HOA policies' updates also need to be reviewed and discussed at a future board meeting.

COMMITTEE REPORTS

Management Relations - JoAnn reported that members of the Statutory Committee met with management on October 19 regarding rent increases. We had to figure out what the market value was and when it was calculated. They were using 10 different market values from the year. We had a couple of changes on the base rents. We wanted to verify they were using both the July and August CPI's as they relate to the prospectuses. There are about 30 still on the July CPI. Taxes were calculated out and were correct. Market value is calculated each year in September.

We need to get together a wish list that we can submit to Sherry for anything that we would like to have done next year.

Membership – Linda Dolan reported that we have 163 members as of this date.

Nominations (Meet the Candidates) – A discussion ensued and January 14, 2016 was the date selected for candidates to speak to the membership at coffee hour.

JoAnn said that we have 4 vendors returning for individual presentations in December. This usually doesn't happen so we hope that residents will respond and come to these presentations. The major selling point to get vendors here for our home show is that we allow them the opportunity to present their wares individually. Please encourage your neighbors to sign up and attend these presentations. Flu shots will be available again by Walgreen's on Dec. 10, from 9 to 11 a.m.

JoAnn said that she has had several requests to return to allowing individuals the opportunity to host potluck each month by signing up on a list posted on the bulletin board. That was discontinued a few years ago and some people have expressed an interest in doing it that way again.

There is a problem with not having a sign-up sheet for the Christmas dinner posted on the bulletin board. Angela and Eric will check with the committee to see how this can be resolved.

There will be a golf cart parade on Friday, December 16 in conjunction with Singspiration. Darrell Plyter said they are requesting donations of cookies to bring to shut-ins during the golf cart parade and caroling.

Welcome – Information on new residents needs to be sent to Roberta Kirby for the directory because her deadline is coming up very soon. Barb Moff needs information for the database as soon as new residents arrive so that we have their contact information.

NEW BUSINESS

The dance committee submitted a letter requesting up to \$1,000.00 for food and decorations for the New Year’s Eve dance. A motion to approve this request was made by Verlie Farrell; Sabrina McClellion seconded the motion; all in favor; motion passed. The request for \$2500.00 for the band was approved by the board at their October meeting.

Linda Dolan then presented the HOA 2017 budget for \$4,320.00. Included in the budget are the items: liability insurance at \$1,260.00; insurance bond \$300.00; tax preparation \$100.00; state licensing/registration \$61.25; bereavement \$500.00 and \$450.00 for office supplies. After a brief discussion, JoAnn asked for a motion to approve the HOA 2017 budget. The motion was made by Angela Kieb and Verlie Farrell seconded the motion; all in favor; motion carried.

COMMENTS FROM THE FLOOR

Pete Zaccarella questioned the new price of bingo and the fact that there’s no coffee available at bingo. JoAnn pointed out that bingo is a totally separate entity and not under the auspices of the HOA. They have to follow a completely different set of laws. Eric Hipkiss will get some information together and discuss it with Pete to try to satisfy his concerns.

JoAnn announced that she has ordered updated copies of Statute 723 for all board members.

ANNOUNCEMENTS

Homeowners Meeting	December 5, 2016	7 pm
Board of Directors Meeting	December 19, 2016	7 pm

ADJOURNMENT

Linda Dolan made a motion to adjourn the meeting; motion seconded by Verlie Farrell; all in favor; motion carried. The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Connie Cowling
Secretary