

LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION MEETING MINUTES

December 5, 2016

Call to Order

The meeting was called to order at 7:00 p.m.

Attendance:

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

Invocation

Given by Darrell Plyter

Pledge of Allegiance

Led by JoAnn Clifford

Credential Report

Brenda Holderbaum reported that we did not have a quorum.

Approval of Agenda

A motion to approve the agenda was made by Roberta Kirby and seconded by Gene Dolan; all in favor; motion passed.

Secretary's Report

Approval of Minutes of the Last Meeting

A motion to approve the minutes of the April meeting was made by Gene Dolan. Pam Hanvik seconded the motion; all in favor; motion carried.

Treasurer's Report

Treasurer Linda Dolan reported the following:

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| 10/31/2016 to 11/30/2016 | |
| Balance as of 10/31/16 | \$ 36,010.20 |
| Receipts | \$ 985.71 |
| Disbursements | \$ <u>770.70</u> |
| Ending Balance 11/30/16 | \$ 36,225.21 |

Acceptance of Treasurer's Report

The motion to accept the Treasurer's report was made by Shirley White and seconded by Carol Herchenroether. There was no discussion; all in favor; motion passed.

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 to approve the HOA 2017 budget was made by Gary Bayse; Marie Westcott seconded the motion; all in favor; motion carried.

President's Report

JoAnn Clifford said there have been a lot of changes to the board over the summer. Debra Reberry resigned because she and her husband moved to be nearer to family. Verlie Farrell filled that vacant position. Al McNeill also resigned due to a move to Maine to be close to family. Angela Kieb stepped up and volunteered to fill his slot. Finally, Russell Hawkins submitted his resignation letter effective as of November 1, 2016 due to health reasons. Sabrina McClellion has taken that position on the board to complete his term for another 14 months.

JoAnn reported that two weeks ago, letters from Bette Horn and Maggie Horn were received giving their resignations from the activities group. Bette was vice chairperson and Maggie was secretary. Activities chairperson Sue Buckley's term was up and she decided not to run again. Angela Kieb had to resign her position as activities finance person because she can't serve on the board and the activities group. She will, however, help out until a replacement is found.

JoAnn asked that activities chairpersons assist in finding people who are willing to fill the vacancies on the Activities Group Board.

In October, the HOA Board voted to approve the Activities Budget in the amount of \$10,235.00. Their present balance is approximately \$7,000.00. There is a need for more participation by the community in activities such as dances, dinners, etc. The HOA Board has agreed guarantee payment of any outstanding contracts that they signed, if necessary.

She then thanked Sun Communities for all the renovations done to the clubhouse over the summer.

JoAnn said that December and January will be a very busy time with Home Show vendors returning to make presentations to our residents. It is important that we support these vendors because they are very necessary to the success of our bi-annual Home Show which is very important in providing income for our HOA.

She also reiterated that there should be no children driving golf carts in the park. In order to drive a golf cart, a person must be a licensed operator. She then said that people have been asking about the craft show and carport sale. These events are in need of chairpersons to take them over. They have been successful in the past and, hopefully, will be able to continue.

Committee Reports

By-Laws

Eric Hipkiss said that several years ago the annual meeting/election was moved from the first Monday in December to the first Monday in February. This was because it was very difficult to get a quorum present at the December meeting since many of our seasonal members do not return until after the holidays. Two years ago it was decided that the year's membership would expire at the end of the February annual meeting. This has created many fiscal problems and confusion. The board is working on a solution to this problem. There was a lengthy discussion and everyone was assured that further information will be available soon.

CERT

Pam Hanvik explained what CERT is – (Community Emergency Response Team) a totally volunteer organization. She said that CERT educates the community on how to respond to a disaster. Training is free and books are provided. There will be another training session coming up after the first of the year.

Communications

Eric Hipkiss pointed out several means of communication in the park. Cindy Carper has been sending out email notices once a week during the summer. Connie Cowling coordinates the *Pointe of View* newsletter. We also have an online blog www.lpvmulberry produced by Frank Beattie.

FMO

JoAnn Clifford reported that Fred Edwards, FMO representative, will be back in January. Until then if you have any questions regarding FMO membership you can contact Darrell Plyter. It is a very worthwhile organization and an important representative for manufactured homeowners in Tallahassee.

Management Relations

JoAnn Clifford reported that three members of the board went to talk to Sherry mostly concerning rent/lease. There was further discussion regarding the progress on the clubhouse renovations.

Membership

Linda Dolan said that we have 163 members as of this date for 2016 which is good until the end of the Annual Meeting on February 6.

Dues for 2017 can be paid at any time now. The cost is still \$15.00.

Nominations

JoAnn Clifford said that "Meet the Candidates" will be held on January 14, 2017 at coffee hour. HOA members running for a seat on the board will speak.

Statutory

JoAnn explained that the rent increase letters come out in September and the board has to meet with management within 45 days of receipt of those notices to make sure everything is correct. We did speak to management and pointed out a couple of errors. Hopefully, they have been corrected by now. After this September they will be using the September market value to calculate rent increases for the coming year. They have been using a number of different market value dates in the past, but now will be using only the September date to comply with F.S. 723.

Welcome

No report

Activities

Bingo - Peter Smith said that he is working with Bob Richards on this activity. Bingo is held at 7:00 p.m. every Tuesday evening. They are having a canned food drive for Christmas. Anyone who donates will receive a card for a free game.

Bocce Ball – Pete Zaccarella said this is held every Thursday morning at 9:30 a.m. He asks that players arrive at 9:15.

Community Projects – Doris Farrow is replacing Ann Bennett as chair of this activity. Doris said it will be hard to follow in her footsteps, but said that Ann will still be involved. They meet on Mondays and Thursdays from 9 to 11 a.m. If you can sew, crochet, cut material, iron, etc. you are welcome to come to help out. They make items for five nursing homes and two hospice organizations. She thanked everyone who has donated to their cause in so many ways. To raise money for their projects they will be hosting a chicken dinner on January 12, 2017. Tickets are \$8.00 and on sale at Saturday morning coffee hour and in the library during their Monday morning sessions.

Dances – Yvonne Yockel spoke on behalf of the new dance committee. There will be a New Year's Eve dance this year and the tickets are \$27.00 per person. She said this will be a special dance with a five-piece band. There will be snacks, appetizers, noisemakers and bubbly at midnight. There will also be a raffle for a 55" TV.

Entertainment Unlimited – Cahal Dunne will be here on March 11, 2017, a week before St. Patrick's Day. Dinner will be corned beef and cabbage. The tickets are \$25.00. Dinner will be \$10.00 and the show, \$15.00. You will be able to attend both or just the dinner or the performance. More information will come out on this after the first of the year.

JoAnn said residents should check the bulletin board in the library regarding bus trips, cruises, etc.

Singspiration – Darrell Plyter said they are joining in with the golf cart parade activity this year on Friday, December 16. He asked for names of anyone who is a shut-in that friends and neighbors may know about. He said they want to make sure they have enough “goodies” for those people when they stop by to sing Christmas carols at their homes.

He added that singspiration will be hosting a Potato Bake on February 9, 2017. More information on this will be coming out soon and tickets will be sold beginning in January.

Shuffleboard – Eric Hipkiss said that shuffleboard is held on Tuesday and Saturday mornings at 10:00 a.m. He said that six out of the eight courts were filled last Saturday. Everyone is welcome to play.

Comments from the Floor

Shirley White commented that people were parking their big trucks and cars in front of the shuffleboard courts for extended periods of time. JoAnn said that if you have complaints about anything that isn't the responsibility of the HOA, please go to the management office and get a complaint form to fill out. Be sure to get a copy for your own records.

Announcements

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| Board of Directors Meeting | December 19, 2016 | 7:00 pm |
| Homeowners Association Meeting | January 9, 2017 | 7:00 pm |

(It is important that HOA members attend the January meeting in order to receive the official Notice of Annual Meeting/Election as required by Florida State Law.)

Adjournment

A motion to adjourn the meeting was made by Pete Zaccarella and seconded by Marie Westcott; all in favor; motion passed. The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Connie Cowling
Secretary