

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

ANNUAL MEETING – Saturday, February 23, 2013

MINUTES

The annual meeting of the Summer Trees West Home Owners Association was held at the V.F.W. meeting room at 5810 S. Williamson Blvd, Port Orange, FL

Approximately 32 people were in attendance. There was a quorum of ballots and proxies.

The meeting was opened by Tom Finken at 1:00 PM. Proof of the Annual Meeting, which had been mailed to everyone, was submitted.

Volunteers: Verna Cubeta, Linda Hinklein and Marion Whelton opened and counted the ballots.

Diane Ferraris read the President's report for Bobbi Clark, the outgoing president, who was absent.

Chairperson: Tom Finken, Thanked Betty Szecsei for her time serving the last two years on the Board.

Treasurer's Report: Diane reported our total Assets are \$250, 577.76; Total Liabilities are \$68,809.88; Total Equity is \$183,767.88. Everything balanced.

Grounds Report: Hugh reported things are going along as usual. Residents need to be aware that the trees are much bigger than they were years ago, hence, there is more sand and less grass. Anthony is doing major trimming of palmettos.

Architectural Committee Report: Tom reported that annual inspections have been done, letters have been sent out, if it has not be corrected yet, be assured, it is probably in the process.

Pool Report: Lots of issues including new pool pump and several other things, new screening, and break-ins during the year. The police now ride by each morning. There was a pool party with a 50/50 drawing, earning money to be used for another pool party. Another inspection by the health dept. was done in the fall with no issues for the first time in many years. A major water leak was repaired by Sand Dollar at a minimal cost.

Bob Rhein – Spoke on the need for revisions of our Covenants, Restriction and By-Laws. They were written years ago and need to be updated, brought into compliance with the current Florida State Statutes, chapter 720, deleting such things as "the developer" and other antiquated phrases, with the help of our Attorney firm. This legal firm is more reasonably priced than what we have used in the past. It is expected these revisions, which have already been approved by the Board of Directors, will be mailed to all Association members in March; a general membership meeting can be scheduled in April followed by a vote of the Home Owners.

Walter Rex was asked to thank the VFW, give them our appreciation, for the free use of their room.

While Ballots were being counted, the floor was opened to questions from home owners.

1. Why are the amenities, such as cable, not taken from those who are way behind in their assessments? This will be taken into consideration by the new Board.
2. In the past, mentioned by one home owner, Members were told they could not speak at Board Meetings. This was determined to be untrue since at least as early as 2006.
3. Another member asked why the names of those who do not pay their dues cannot be publicized. On the advice of our Attorney, we do not publicize, but the Board will check this again. Upon written request, the Board will research the number of past due homeowners and the number of liens that are currently recorded.
4. Requested memberships opinion of the Newsletters, reminded them that the advertisers pay for the cost of mailing these to each household.
5. Monthly payment schedule – is in review.
6. Treasurer's report needs to include how many liens we have. This information is available upon written request.
7. Reverse Foreclosure? Request Board look into this possible method of recapturing past due assessments.
8. Bank owned properties and repayment of liens was discussed. The Board has been working on some of these issues with our Attorney. Also, the Board has been looking into going for the rents from tenants of units where assessments are past due. The Board has been discussing other options with the Attorney.
9. Payment Schedule, the Board passed that home owners have the option of paying monthly beginning in January, or continue paying as previously. This has caused some confusion with our accounting firm, who wants everyone to pay monthly. Payment schedules for 2014 need to be discussed by the incoming Board.
10. Grounds crew was applauded for their good work; Hugh stated he has a lot of communication with Anthony.
11. Sidewalk repairs headed by Terry Nixon applauded.

Recount of very close vote was called.

12. Request was made for Introductions of current 2012 Board Members.

Election Results were announced by Donna Cloman, as follows:

Janice Tainsh 114, Bob Rhein 102, Bobbi Clark 93, Joe Richotte 90, Walter Rex 47

The new Board Members are Janice Tainsh, Bob Rhein, Bobbi Clark.

Motions made and passed to adjourn the meeting.

Submitted by: Donna Cloman, Secretary

