

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

5810 Williamson Blvd, Port Orange FL 32128

Annual Meeting - Saturday, February 28th, 2015 - 1:00PM

Meeting was called to order by Bob Rhein. Roll call: Walter Rex, Chris Cook, Bob Rhein, Joe Richotte, Janice Tainsh and Betty Szecsei were present. Betty Szecsei as secretary, read last year's minutes regarding annual meeting dated Saturday, February 22, 2014 and accepted as read.

Approximately 40 homeowners were present. There was a quorum as more than 120 proxies were received.

Treasurer Report: Janice Tainsh reported as of 12/31/14, our total cash position was \$112,481.20 of which \$52,352.57 is in reserves, in a CD. Our total expenses for the year was \$211,053.50. The budgeted was \$213,300.00 for the year ending 2014. We ended under budget in the amount of \$2,236.50, some categories over budget and some categories under budget, the total of everything calculated under budget for the year 2014.

President Report: Bob Rhein gave a State of the Association report:

Bob Rhein thanked all the board members for their work.

For everybody's information the following are going off the board this year is: Janice Tainsh as Treasurer, Bob Rhein as President, Joe Richotte as Vice President, so that leaves 4 positions open. We have 5 candidates running and need 4 to be elected.

We were happy to have only raised our monthly assessment \$1.00, which comes to \$12.00 a year.

The biggest problem last year was collection of past due accounts. A few years ago the past due assessments was up to \$37,000.00. Last year it was down to \$28,000.00 and now we are down to \$22,000.00. Last Fall, we hired a collection agency with the idea that they would spend the money up front to go forward with collections, where in the past when we had an attorney, we paid the money up front. When they collect on past due accounts then we will not have expended that money and in turn they will get paid upon collection of those accounts. We turned over 5 accounts this past Fall upon hiring the collection agency. Those 5 accounts at the end of 2014 totaled approximately \$16,000.00, of the \$22,000.00 that was past due. Of the \$6,000.00 balance, \$1,257.00 is on account with a payment schedule that was acceptable to the board. \$2,000.00 is due from the unit owner mentioned last year that cost us in legal fees and the board assessed the unit owner per our covenants and restrictions. Of the 5 units we turned over for collection, at least 3 units are now under contract and one of those is due to close next month which is good news.

As reported in the last newsletter, a committee was formed and Trudy Williamson was appointed Chairperson for Proration Committee to look into potential credit for some owners when annual dues were changed to a monthly basis. Hopefully the new board will keep her as chairperson.

One continuing issue of which the new board will have to continue to deal with and that's the assessment that the board voted for Ray Schaffer Sr. which has not been paid, as mentioned before, for about \$2,000.00. Mr. Rhein went on to read a letter that he wrote himself in response to Mr. Schaffer's attorney. Mr. Rhein mentioned that he responded to the letter himself in order to keep our legal costs to the minimum, instead of responding directly from our attorney. However it was reviewed by our accountant and our attorney before being sent.

The meeting was opened for questions and discussion while the votes were being counted. Terry Nixon offered suggestions for the new board to consider.

The results of the voting were: Paul Hallet, Frank Hart, John Lyon and Kelly Nixon were elected to the 2015 Board of directors. Ray Shaffer Sr. was not elected. Chris Cook, Betty Szecsei and Walter Rex remain on the Board.

Motion to adjourn seconded and meeting adjourned.

ORGANIZATIONAL MEETING – 5:00 pm, March 3, 2015 at Association Club House located at 48 Cypress Pond Rd, Port Orange FL 32128

The following positions were elected by the Board

John Lyon – President, Board Chairman

Frank Hart – Vice President

Betty Szecsei – Secretary

Paul Hallett – Treasurer

Walter Rex – Architectural Review Chair

Chris Cook – Grounds Chair

Lynn Smith – Pool Chair

Kelly Nixon – Newsletter Chair

Meeting Adjourned

Next “Board of Directors Meeting” will be March 10, 2015 pre-meeting at 6:00 pm on March 10th prior to the official board meeting scheduled for 7:00 pm in the club house.

Submitted by:

Sue Oppenheim, Recording Secretary