

Gardens I at Waterside Village

Annual Membership Meeting Minutes

January 9, 2019 at 9:30AM

APPROVED

The meeting was called to order by Donna Naylor called the meeting to order at 9:30am.

A quorum was established with 19 members present and by proxy. Also present was and Nicole Banks of Sunstate Management.

Proof of Notice was posted per Florida Statutes 718. A 1st and 2nd notice was mailed to each owner.

Approval of the previous minutes – Nicole Banks of Sunstate Management, read aloud the 2018 Membership Meeting minutes. The membership unanimously approved the minutes as read.

Presidents Report:

- The power washing was completed by Troy Franklin in December 2018.
- The dead pine trees were removed. The area will be sodded.

Treasurers Report:

- Lyle Hinrichs reported from the November 2018 Financial Statements.
- The year end is predicted to have a \$8000 net income carryover. With the membership vote, this amount will be rolled over into reserves.
- Planned improvements to landscaping have been funded for.
- There will be a roof inspection done in February.
- The board is planning for painting, new shutters, new lights, and gutters to be paid from the reserves. The board is not planning for any special assessments.
- There was a slight increase in the insurance expense.

Vice Presidents Report:

- Recycling- Bill has placed a plastic container inside the dumpster area to recycle bulbs. Bill periodically takes the bin to be recycled off site. Thank you, Bill for your help with this.
- The dumpster area looks great now that it has been power washed. There are a few maintenance repairs that will be done this year.

New Business:

- There were two seats available on the board of directors and no members submitted their name or accepted a nomination therefore, ***the 2019 Board of Directors will be:*** Donna Naylor, Bill Bystry and Lyle Hinrichs.
- The carryover vote passed unanimously by the membership present and proxy.

Owner Comments:

- An owner asked if there are any update on radon concerns. Gardens 1 does not have any advice or experience with this and no Gardens 1 units have reported an issue.

Motion to adjourn made by Bill Bystry, seconded by Donna Naylor at 9:50am.

Respectively Submitted by: Nicole Banks for the Board of Directors for Gardens I at Waterside Village

Gardens I at Waterside Village

Board of Directors Organizational Meeting Minutes

January 9, 2019 at 10AM

APPROVED

The meeting was called to order by Donna Naylor called the meeting to order at 10am.

A quorum was established. Present were Donna Naylor, Lyle Hinrichs and Bill Bystry. Also present was Nicole Banks of Sunstate Management.

Proof of Notice was posted per Florida Statutes 718. A 1st and 2nd notice was mailed to each owner.

Minutes: MOTION made by Donna, seconded by Lyle to waive the reading of the November 2018 budget meeting minutes and approve as presented. MOTION passed unanimously.

Officer Positions:

The following are the directors' term expiration dates:

Donna Naylor 2019

Bill Bystry 2020

Lyle Hinrichs 2020

MOTION made by Donna, seconded by Lyle to have the following officer positions:

Donna Naylor – President

Lyle Hinrichs – Treasurer

Bill Bystry – Vice President

New Business:

- **MOTION** made by Donna, seconded by Lyle to move the 2018 carryover into reserves, building restoration. MOTION passed unanimously.
- The board discussed landscaping improvements. The board budgeted for \$3000 in landscaping improvements. Donna will contact Larry Landscape Design and Artistree for quotes.
- The gutters were discussed.
- Nicole will contact Jeff Welch of Colonial Roofing to complete a roof inspection in the fall of 2019.
- The 2020 Annual Membership Meeting will be held on the second Wednesday at 9:30am.

Next Meeting: TBD

MOTION to adjourn made by Donna, seconded by Bill at 10:20am. Next meeting TBD.

Respectfully submitted by: Nicole Banks for the Board of Directors of Gardens I at Waterside Village