

FAIRVIEW ESTATES PROPERTY OWNERS'
ASSOCIATION

ANNUAL MEETING

FEBRUARY 24, 2020

Good Shepherd Lutheran Church
Hernando, FL

Attendees:

	<u>Present</u>	<u>Absent</u>
President - Dan Cashman	X	
Vice President - Jonathon Richards	X	
Treasurer - Ken McNally	X	
Secretary - Marcy Sigurdson	X	
Director - Barbara Lauer	X	
Director - Mark Conley	X	
Director - Jackie Duval	X	
Director - Dick Blair, Jr.		X
Director – Kenley Smith		X
Megan Briercheck, Villages Services	X	

Property Owners Sign In: Villages Services Co-operative, Inc.

Record Proxies: Villages Services Co-operative, Inc.

Certification of Membership Quorum – Quorum established at 17.5% (98 in person or by proxy needed) by 54 members attending in person and 104 valid proxies, totaling 158.

Before the meeting was called to order, Mr. Reynard running for Property Appraiser, Mr. Smith running for County Commissioner, and Mr. Prendergast running for Sherriff attended the meeting to answer any questions the homeowners. Sherriff Prendergast made a short presentation of the 2019 statistics from the Sherriff's Office and a short question and answer.

Call Meeting to Order: Meeting called to order at 6:32 p.m.

Introduction of Board of Directors: See above.

Approval of the 2019 Annual Meeting Minutes – Motion by Claire Provencher to approve the February 2019 Annual Meeting Minutes as written; seconded by Jane Dyer; **motion passed unanimously**. The minutes will be posted on the website.

Recap of 2019 – President Cashman stated that there have been plantings installed at the entrance sign and will be installed 3-4 times a year.

Officer/Committee Reports:

Vice President – Jon Richards stated that there are 9 street lights being installed in the community that were strategically picked where areas are currently very dark and cause a safety concern for the community. One homeowner spoke up and stated that the street light location picked across the street from her house will not allow her to see the Milky Way from her house and she objects to the light. Because the covenants state that the Association may install street lights at the Board's discretion, the Board is proceeding with the light. Another homeowner spoke out and stated that at the previous Annual Meeting, the homeowners said they didn't want street lights at locations other than at intersections and it was voted on; however, the owners would not have the capability of voting on something like that at the Annual Meeting unless it was on the agenda and proposed by a ballot for everyone to vote on, not just the owners who were present at the meeting.

Treasurer – Ken McNally reviewed the December 2019 financials: the association is in a very good financial standpoint at the end of the fiscal year; at the end of 2019 there was \$184k in assets, \$43k in revenue and \$31k in expenses, leaving the Association with \$11k net revenue. Discussion has been made this year on the possibility of putting money into a CD and will be discussed further in the coming months.

Architectural Control Board – Judy Whitney – Thanked her Board members for their hard work with ACB requests and violations for 2019; she reported 62 approvals (including six new builds), and 51 violations (all resolved) since the last Annual Meeting.

Welcome Committee – Marcy Sigurdson is actively working on visiting with new owners in the community.

Introduction of Candidates – Kenley Smith, James (Dick) Blair, and Jonathon Richards submitted their name for candidacy and are on the Board due to the same number of candidates submitting their names for the same number of open positions.

Gift Card Drawing – Two names were drawn for one \$50 gift card each: an owner who was present at the meeting and one owner who was not at the meeting but submitted their proxy.

New Business/ Open Forum - Jon Richards proposed the membership present adopt the following resolutions: 1. Recognize the members of the ACB for the contribution they make every year in pursuing a better community and a better development to maintain the lifestyle we like. 2. Property owners acknowledge the contribution of the members of the Board, and ratify and approve all the acts taken by the Board during the previous fiscal year. **Motion** by Jon Richards to adopt these two resolutions; seconded by **Mary Ann**; **motion passed unanimously.**

Trash & Treasure Sale – Marcy Sigurdson spoke about the upcoming sale that will take place April 2nd. Fliers have been mailed out.

Setting Date of Annual Meeting: PROPOSED – Monday, February 22, 2021, at Good Shepherd Lutheran Church, Hernando.

Adjournment: **Motion** to adjourn; seconded by numerous; **motion passed unanimously.** Meeting adjourned at 7:25 p.m.

Respectfully submitted,
Megan Briercheck, CAM

Approved by: _____ Date: _____
Marcy Sigurdson, Secretary