

# AMELIA LAKE CONDOMINIUM ASSOCIATION, INC.

(A Corporation Not-for-Profit)

## *MINUTES OF ANNUAL MEMBERSHIP MEETING*

The *Annual Membership Meeting* was held on *February 28, 2018*, at *3:00pm*, at the *Falling Waters Clubhouse*, as set forth in the *Notice of Meeting* fixing such time and place. *Notice of Meeting* was mailed to all members and posted fourteen (14) days prior to the meeting.

The following quorum was present:

*Sal Tuminello* (VicePresident)      *Ray Picone* (Treasurer)  
*Bob Brock* (Secretary)              *Ray Stakenas* (Director)

The meeting was called to order at *3:00pm*, by *VP Tuminello*.

Upon a Motion duly made (*Bob*), 2<sup>nd</sup> (*RayS*), and unanimously carried, it was: **RESOLVED**, that the Annual Minutes from *January 19, 2017*, be approved as written.

*Jill Brust, Sandcastle Property Management*, certified that a quorum of 53 (51%) members were present or had submitted proxies. *Proof of Notice* had been given, mailed, and posted as required. She provided the results of the following votes:

- A. Vote to Waive the Association Audit by a CPA (59-yes, 2-no)
- B. Vote to Roll-Over Excess Funds for 2019 (61-yes, 0-no)
- C. Vote to Borrow from Reserves to Pay Insurance Premium (60-yes, 1-no)

*Sal* opened the floor for questions and comments:

- General discussions were brought to the floor concerning hurricane issues; roof replacements; landscaping damage; damage to soffits, gutters, and door casings; preserve fountains; as well as anticipated assessments.
- *Joan Shute* stated that moles are digging around the near side of her garage, 2395#1, and asked if something could be done about it.
- *RayP* stated that the master assessment would amount to \$338 per Falling Waters unit; and, would be paid by each association. It will eventually be added to any Amelia Lake assessment.
- *RayP* and *Bob* discussed hurricane insurance *Section HO-6*; specifically, each owner would be able to recover all of any assessment(s), less deductible.
- Board members advised *Jill, Sandcastle*, of two vehicles that had been reported by residents as creating a nuisance: 1) Mercedes parked in front of the preserve, – unknown owner – and possibly abandoned; 2) Pickup belonging to *Andy Slowinski*, that has been leaking oil wherever it's parked for years. *Jill* said she would apprise *Damian* and attempts would be made to rectify the situations.

### ADJOURNMENT

Upon a Motion duly made (*Unk. Member*), 2<sup>nd</sup> (*Unk. Member*), and unanimously carried, the Vice President declared the meeting adjourned at *3:20pm*.

Dated     *March 5, 2018*    

*/s/Robert Brock, Secretary*