

AMELIA LAKE CONDOMINIUM
ASSOCIATION, INC.

(A Corporation Not-for-Profit)

MINUTES OF ANNUAL MEMBERSHIP MEETING

The *Annual Membership Meeting* was held on the date (*January 20, 2015*), time (*2:14pm*) and place (*clubhouse*) set forth in the Notice of Meeting fixing such time and place, and attached to the minutes of this meeting. Notice of Meeting was mailed to all members and posted on the bulletin boards thirty (30) days prior to the meeting.

The following quorum was present:

Tom Skonie (President) *Gene Loria* (V.P.) *Andy Slowinski* (2nd V.P.)
Sal Tuminello (Treasurer) *Bob Brock* (Secretary)

President Skonie stated that attempts were being made to obtain a members quorum so that the Annual Meeting could be conducted; that, in the meantime, *Jeff Daley, Daley Landscaping*, was available for questions from the membership.

- *Richard Jenkins* -- Initiated a discussion and questioning regarding water reduction usage, particularly during summertime.
- *Daley* -- Approximately 8 rain sensors were on timers and do not shut off in the summer due to 90 degree temperatures, often with 8-9 days without rain.
- *Jenkins* -- Turning off rotaries to the grass and leaving on the sprinklers would result in an annual savings of \$10-\$20K.
- *Daley* -- Checks for water leaks when cutting the grass. Referred to leak around 2415 dumpster; valve is not shutting off; manifold needs to be rebuilt.
- *Ed Brew* -- Asked how often wet checks were conducted; that usage at 2383 has doubled.
- *Daley* -- Conducted wet checks last week of every zone; discovered several broken heads.
(members claimed these have been commonplace resulting in a huge water loss)
- *Skonie* -- Referred to instances of vandalism: broken heads, cable lines cut in electrical rooms.
- *Verna Lutz* -- Provided the following *Sandcastle* emergency number: 877-626-8585.
- *Daley* -- Shrubs fertilized 3x's annually; lawns 4x's (includes insecticide and weed killer).

Report of Officers:

Treasurer Tuminello referred to the end of the 2014 year *Financial Report* (copies provided to those in attendance) and stated we were \$23,000 over-budget due to unforeseen expenses, e.g., electrical room locks and legal fees.

Verna Lutz, Sandcastle Property Manager, 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 Roll-Over Excess Funds for 12/31/15: [53 yes – 0 no – 0 abstain].
- B. Vote to Borrow from Reserves to Pay Insurance Premium: [53 yes – 0 no – 0 abstain].

- *Skonie* introduced the five 2014 directors would again serve on the board in 2015.
- *Tuminello* referred to the 2015 budget including a \$10K increase, due to +9% water cost.
- *Lutz* said changing the insurance renewal date to the end of the year resulted in an additional quarter expense, even after a 4th quarter refund.
- *Brock* referred to the 2015 CPA Audit to be conducted in 2016, since the last was in 2011.
- *Lutz* said the audit would cost approximately \$4K.

Skonie asked that the minutes of the last meeting(s) be read.

Upon a Motion duly made (*Tuminello*), 2nd (*Loria*), and unanimously carried, it was:

RESOLVED, that the annual minutes from *January 15, 2014*, and organizational meeting from *November 14, 2014*, be approved as read.

- *Al Lawrence* -- Indicated the fountains off Bayou Lane needed painting; referred to invasive trees around perimeter; motor burnouts due to lack of fountain water, as well as strobe lights out.
- *Skonie* -- Intends to meet with all Preserve owners concerning owners turning fountains on and off, as well as proper maintenance of the filters.
- *Lutz* -- Previously met with County personnel: property valued at \$250K, will not remove trees; sold to *Unity Church*. (Code: illegal if on residential property, not agricultural property).
- Membership upset with *Duck World's* maintenance of the lake and fountains.
- *Lutz* -- Board to consider an alternative vendor.
- *Skonie* -- Will address reason why motor maintained by *Duck's World* has burned out. Referred to overhanging trees in Preserve and 2355; discussion relative to lot lines and cutting tree limbs.
- *Joan Shute* -- Light on constantly in utility room; area in front of lanai without plants and topsoil.
- *Tuminello* -- Grounds need additional topsoil and/or plants.
- *Jane Fiore-ODonnell* -- Some water fountains were too strong, not all the same.
- *Skonie* -- Likes the look of the lake fountain.
- *Jenkins* -- Complained that the Minutes were not being read; that they needed to be voted on by the members; that there was no record of the board's 'objectives' in the Minutes.
Brock said the 'objectives' had been added and would be provided to *Lutz* for distribution; the Minutes were provided to all present and voted on by the board to be approved as written.
- *Jenkins* -- Complained that the Reserve Fund was not being adequately invested
Tuminello said it cannot just be placed anywhere other than CD's without risks.
- *Jenkins* -- Complained that the board had not initiated an electronic *Amelia Lake* Web Site.
Skonie said volunteers had been solicited without success.
Brock said he recalled *Jenkins* offering to establish a Web Site several years ago.
Jenkins said he made the offer but needed board authorization to proceed; he acknowledged that perhaps only one Web Site was now needed.
- *Slowinski* -- Someone must be on-site year-round, but by May there are only 10 people around.
- *Lutz* -- Web Site developed by *Jenkins* and *Affleck* was ready to be up-and-running, but now should be shelved and eliminated.
- *Jenkins* -- Complained that the board has not pushed to change the *Documents*.
- *Skonie* -- Board has been bogged down with more pressing issues.

[Reference is made to last year's 2/07/14, board meeting, attended by Attorney *Alfred Gal*, during which time all aspects were discussed, culminating in a Motion that, "Attorney *Gal* rewrite the leasing section of the *Declaration* to include rental approval limitations." *Gal* forwarded same to the Board. At the 3/18/14, meeting many aspects were reviewed, resulting in numerous questions. "*Skonie* said, "Board to review proposal; then, Special Members meeting will be conducted."]

- **Lutz** -- Membership needs to be advised formally of *Document* changes; education needs to occur.
- **Jenkins** -- Board needs to review the activities and performance of our landscaping contractor.
Brock referred to *Outdoor Elegance's* termination.
Loria said *Daley's* prices were reviewed and found to be more reasonable.
Slowinski has received numerous positive comments from residents.
- **Jenkins** -- Wants to ensure members have *due process*, that Minutes do not reflect same; that there is a lack of transparency on board actions.
Brock disagreed -- Since my tenure Minutes always reflect that which occurred during the meeting; transparency has never been an issue; our activity is restrictive and time-consuming in that more than 2 board members cannot meet simultaneously to discuss business without a published agenda.
Jenkins disagreed and somehow interpreted the law differently.

[Following is the only recent change in the law: *Florida Statutes, Section 718.112(2)(c)*, effective 7/01/14, whereby, "Members of the board...may use emails as a means of communication but may not cast a vote via email...[only] to get a confirmation from the others' that they agree." A legal vote would then be taken at the next scheduled meeting. There has been no change in the rule disallowing a board majority to meet and discuss business without first posting an agenda.]

- **Ed Brew** -- Water usage and irrigation has too much waste; *Mag. Falls* installed a well, resulting in savings of 50% over 4 months, \$80K-\$90K annually; suggested we should think about a well.
- **Skonie** suggested we wait for a 6 months reading.
- **Mike Bellissimo** -- Asked if we already had 2 wells?
- **Brew** -- Was unsure, but thinks they may belong to the Master; stated we needed to irrigate the common areas and wells would be needed for irrigation; *Lutz* reads each building monthly.
- **Lutz** -- Very expensive to separate *Amelia Lake, Mag. Falls, and Mag. Cove* from the meter readings. We can identify each location monthly; we are billed for only the % we use.
(*Amelia Lake* - 8 meters, *Mag. Falls* - 12 meters, *Mag. Cove* - 2 meters)
- **Brew** -- Prepares monthly usage for each of our buildings.
- **Skonie** -- There is always some building that has higher monthly usage.
Brew disagreed.
- **Jenkins** -- Provided meter readings for 2009 thru 2014.
- **Brew** -- Based on readings of *Mag. Falls* and *Mag. Cove*, water usage has been reduced. Upon a Motion duly made (*Brew*), 2nd (*Jenkins*) and unanimously carried by the membership, it was: RESOLVED, that *Amelia Lake* board direct *Sandcastle* to obtain costs for installing a well.
- **Shute** -- Asked how much water was being wasted by toilets running?
Lutz said notices have been sent to owners regarding this issue.
- **Fiore-ODonnell** -- Current landscaping is poor; landscaping employees are not trained and do not know what they are doing; tree cuttings are not professional looking; they were pruned terribly, an arborist should have been hired.
- **Skonie** -- Spoke about the downside regarding our former landscape company, *Outdoor Elegance*; that we wanted to obtain additional landscape bids.
- **Loria** -- 3 bids were received last year, entire property was walked with landscapers, and a business decision was made.
- **Sharon Killoy** -- Said the Minutes should be placed on the Web Site while unapproved; that the board ran on transparency and sharing of information.
Brock said Minutes to be emailed to members upon completion, as they have in the past.

- **Unknown Member** -- Questioned painting of the stairways.
 Skonie said bids would be obtained.
 Loria said the painting would occur in the off-season.
 Lutz said the proper color must be used if done by owner.
- **Drina Cardoso** -- Claimed that the garage doors needed painting.
 Lutz said it was the owner's responsibility.
 Brock said owners may not own garages, not in the deeds; may be property of the Master.
- **Mike McDade** -- Current water pressure is set at 90psi; that 60-65psi is normal. Asked why it can't be reduced; that a meter should be used to test the system.
 Slowinski said owners want strong showers and said savings would be minimal.
 Brew said high pressure must initially be generated.
- **Unknown Member** -- Questioned the distinction between a 'butterfly' and a 'rain' garden.
- **Skonie** -- Explained what was currently happening with the entrance-way area: shells and liner have been removed, dirt added, hedges and shrubs to be added, sod to be used, and palms added.
- **Unknown Member** -- Asked whether the gazebo was going to be improved by staining, etc.?
 Skonie said it is Master property.
 Loria said we have assumed responsibility to maintain the gazebo area, screens to be removed.
 Shute said she has stain in her garage.
- **Frank Killoy** -- Referred to a prior discussion on rentals and their effect on the total association.
- **Skonie** -- Referred to Master Minutes and the % of rentals that would result in negativity.
- **Brock** -- Current owners not affected since they are "Grandfathered" in [11.2,11.3 Documents].
- **Loria** -- Of 104 units, 15 are rented on a weekly or biweekly basis, many others monthly.
- **Skonie** -- Spread sheet will be obtained from **Lutz**.
- **Lutz** -- Collier County Code Enforcement limits occupants to 2 per bedroom in each unit.
- **Brock** -- Address 'Renters' in the *Documents* at next board meeting; submit to owners for vote.
- **Skonnie** -- Addressed various issues now before the Master, as being recommended by owners.
- **S.Killoy** -- Communication is major problem, Master removed email addresses from Web Site.
- **Skonie** -- Referred to additional minor issues:
 Duck Feeding -- Needs to be stopped at the lake.
 Guest Parking -- Park in front of your garage, not 'guest' spaces [718.106(4) FL Statutes]
 Fire Extinguishers -- Will be checked for expiration dates.
 Complaints Against Owner -- Reviewed by board prior to notification.
- **Jenkins** -- Made several unsuccessful attempts to propose a Motion whereby wet checks would be linked to landscaper's monitoring of meters.
- **Lutz** -- Will obtain wet checks reports; provide to **Jenkins** to instruct board as to what is needed.

Upon a Motion duly made (*Unknown Member*), 2nd (*Unknown Member*) and unanimously carried, the President declared the meeting adjourned at 4:32pm.

ORGANIZATIONAL MEETING (1st 2015 Board Meeting)

Upon a Motion duly made (*Skonie*), 2nd (*Tuminello*) and unanimously carried, it was: **RESOLVED**, that all officers would remain in their current positions for 2015.

Upon a Motion duly made (*Skonie*), 2nd (*Loria*) and unanimously carried, the President declared the meeting adjourned at 4:35pm.

A handwritten signature in black ink, appearing to read "Robert Brock", with a long horizontal stroke extending to the right.

Dated January 22, 2015

/s/Robert Brock, Secretary