

**Prairie Creek Park POA
Annual Membership Meeting
November 5, 2015
Approved Minutes**

Call to Order: The meeting was called to order at approximately 7:25 PM, by President Wayne Onofri, at the Charlotte Harbor Event Center.

Establish a Quorum: A quorum was established with 82 lots represented in person or by proxy. (There was a lower quorum requirement as voting rights were suspended for delinquent owners.)

Board Members present were: Karen Borrego, Clay Gates, Joe Gentry, Craig Jordan, Wayne Onofri, and Woody Turner. Jeff Clark was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management.

Proof of Notice: The meeting notice was distributed and posted in accordance with the Bylaws and FL Statute 720.

Approval of Minutes: Joe Gentry moved, and Phil Kenny seconded to approve the November 6, 2014 minutes. The motion carried unanimously.

Welcome: Wayne Onofri welcomed the membership and introduced the Board.

Elections: Wayne Onofri called for self-nominations from the floor. There were none. Wayne Onofri announced the following candidates were running for the four positions: Clay Gates, Craig Jordan, Rick Kilmer, and Woody Turner. Each candidate spoke for a few minutes regarding their qualifications and interest in serving on the Board. Balloting was closed.

Pledge of Allegiance: Wayne Onofri led those present in reciting the Pledge of Allegiance.

Reports of Officers:

President: Wayne Onofri gave an overview of the highlights of the past year. He spoke about the diversity of the Board and thanked them for serving. Wayne Onofri also discussed the all important scrub jay issue. Currently, owners must pay the County \$76,700 to build. The Board and Association attorney have been working with the County. It is hoped the County will shift to a density based method which will have a positive impact on Prairie Creek Park.

Treasurer: On behalf of Jeff Clark, Sherry Danko reported the following: October 31, 2015: \$21,813.89 in operating, \$31,681.69 in the money market surplus account, and \$20,722.39 in the CD. Accounts receivable are \$17,415.63. About 4 owners still owe for 2015, and 6 owe for more than the current year. October disbursements totaled \$6,059.61 with payments to FP&L, Star, Liberty Land, Woody Turner reimbursement, Lennart's Tree Service, and Goldman, Tiseo & Sturges.

Reports of Committees:

Drainage: Clay Gates provided a summary of all of the drainage work completed in 2015. Everyone present agreed there was a significant improvement. In 2016, there will be more work on the north end as well as the headwall project on Hidden Valley. Clay Gates thanked Woody Turner for his assistance with overseeing the project. Wayne Onofri added 2016 will be the second of a three year project.

Roads: Wayne Onofri reported the 2016 budget will accommodate a saving of \$30,000 towards the road project.

Grounds: Woody Turner provided a summary of the work performed by Liberty Land on the roadside and entry mowings as well as the greenbelt mowings by Reynolds. Woody Turner added that mulch will be installed by the end of the month. Liberty Land is a good company to work with.

New Construction: Wayne Onofri encouraged owners to submit the completed ARB form and plans to Sherry Danko.

Old Business: None.

New Business:

Scrub Jay: Discussed earlier. An owner asked if the greenbelts could be used to ease the mitigation burden. The answer was no. The owners were in agreement: take a hard position and don't negotiate. They further agreed the program should be density based.

Questions on the Voting Issues:

Rollover: No questions.

Gates & Cameras: Wayne Onofri made some introductory comments regarding numerous owners asking to have the gates reinstalled. If this is to happen, cameras will also be installed. The members present discussed the pros and cons. There was a suggestion to just install cameras.

Bylaw Amendment: No questions.

Voting was closed.

Owner Comments:

There was discussion on a second point of egress. Overall, there was no support.

Mention was made of hearing gun fire. Owners were encouraged to call the Sheriff's Office.

Woody Turner briefly discussed resurrecting the Fire Wise program.

Wayne Onofri thanked Karen Borrego for her service on the Board.

Election Results:

Sherry Danko announced the following voting results:

Clay Gates	76
Craig Jordan	69
Rick Kilmer	74
Woody Turner	74

All four individuals were elected for a two year term and will join Jeff Clark, Joe Gentry, and Wayne Onofri on the Board.

The vote on the rollover of surplus funds passed unanimously.

The vote to install gates and cameras failed with 32 "yes" votes and 42 "no" votes.

The vote to adopt the bylaw amendment regarding the annual meeting date passed with 70 "yes" votes and 1 "no" vote.

Adjournment: With no further business to come before the membership, a motion was made and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 8:45 PM.

Submitted by Sherry Danko, for the Board of Directors.