

Prairie Creek Park POA
Annual Membership Meeting
November 6, 2014
Approved Minutes

Call to Order: The meeting was called to order at approximately 7:10 PM, by President Wayne Onofri, at Hurricane Charley's.

Establish a Quorum: A quorum was established with 87 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: Loren Cox, Clay Gates, Wayne Onofri, and Woody Turner. Karen Borrego, Jeff Clark, and Chuck Hopper were absent.

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

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

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

Reports of Officers:

President: Wayne Onofri gave an overview of the highlights of the past year including but not limited to the following: engaged a new landscape company with a performance based contract; landscape services are a la carte; kudos to Woody Turner for overseeing the mowing; drainage: Dunkley project, Cypress Grove project, and the C/5-C/6 project to start in six to eight weeks; a new construction application packet was developed; and the membership will be voting on establishing a road reserve. The intent is to save and safeguard monies for the road project planned for five years from now.

Election:

Wayne Onofri announced the candidates who submitted intents in advance: Jeff Clark, Joe Gentry, Wayne Onofri, and Don Schmidt. Wayne Onofri also asked if there were any self-nominations from the floor. Hearing none, balloting was closed. Wayne Onofri announced it was time for the candidates to say a few words about themselves if they would like to. On Jeff Clark's behalf, Wayne Onofri stated Jeff has served as the Treasurer and Vice President. Joe Gentry provided a self introduction indicating he has lived in the community for 12 years. Don Schmidt advised he provided a letter, mailed with the meeting packet. That spoke to his position, and Wayne Onofri noted that he had 37 years experience as a school principal and has served on the Prairie Creek Park Board both currently and in the past.

Reports of Committees:

Drainage: Clay Gates provided a color coded drainage map of the community to all owners present. He gave an overview of what has been done and what is planned. Owners present indicated they finally understood the magnitude of the drainage system and the required maintenance. Tom Musgrave asked if the drainage work is consistent with the engineer's plan. Wayne Onofri responded yes, although some of the swale work deviated a bit. Nonetheless, it was necessary work. Tom Musgrave further asked if the drainage work is over budget. Wayne Onofri answered no as it was planned to be funded by the prior year surplus.

Roads: Wayne Onofri reported the roads will be evaluated for what maintenance is required and on what timetable.

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. He also indicated a handyman had been hired to perform some of the small maintenance jobs onsite.

Deed Restrictions: Wayne Onofri advised owners they should contact Sherry Danko at Star with any violation concerns. She will discuss with the Board and address accordingly.

New Construction: A new construction application had been developed. During the past year, there was new construction started or completed on Hidden Valley and Woodpath Court.

Approval of Minutes: Tom Musgrave moved, and seconded by Phil Kenny to approve the December 10, 2013 annual meeting minutes. The motion carried.

Treasurer: On behalf of Jeff Clark, Sherry Danko reported on the following balances as of October 31, 2014: \$49,107.06 in operating, \$31,609.21 in the money market surplus account, and \$20,456.79 in the CD. 2015 prepaid assessments are \$16,512.34. Accounts receivable are \$19,059.81. 7 owners owe for 2014, 8 owners owe for a partial year, and 4 owners owe for more than one year. October disbursements totaled \$5,534.59 with payments to FP&L, Star, Liberty Land, Kennedy Electric, and Sign Tech. It was agreed that Sherry Danko, Wayne Onofri, and Tom Musgrave would work together in handling the surplus for the 2016 budget preparation.

Old Business: None.

New Business:

Owner Comments:

Judy Petkewicz spoke about the new scrub jay process. Based on what she was advised, to build on scrub jay property, an owner would have to pay approximately \$76,700 for a five acre parcel. This would be looked into further.

Concern was expressed about the abandoned home on Wildwood.

Mention was made of a recent accident. Concern was noted about speeding and passing on the community streets.

Election Results:

Sherry Danko announced the following voting results:

Jeff Clark	80
Joe Gentry	72
Wayne Onofri	67
Don Schmidt	43

As the three individuals who received the most votes: Jeff Clark, Joe Gentry, and Wayne Onofri were elected to the Board.

The vote on the rollover of surplus funds passed 48 “yes” votes to 11 “no” votes.

The vote to establish a road reserve failed with 44 “yes” votes and 15 “no” votes. (A majority of the total membership was required.)

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 8:22 PM.

Submitted by Sherry Danko, for the Board of Directors.