

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

January 12, 2016

The Meeting was called to order at 11:04am.

A quorum was established with 17 members present and by proxy.

MOTION made by Bob Bernard, seconded by Dave Krauth to waive the reading of the 2015 Annual Meeting minutes and accept as presented. MOTION passed unanimously.

The members present introduced themselves.

Treasurers Report

- Virginia gave the report from the December 31, 2015 Financial Statements.
- Bob Motion seconded Dennis English to accept the 2015 financial statements as presented.

Presidents Report:

- Bob thanked Phil Stevens for is work while on the Board. Gary Smith was appointed in November 2015, when Phil resigned. Gary Smith and Tim Carreau submitted a notice of intent. There will be a membership election.
- Bob noted that anyone that cleans their lanai will be responsible for any damage caused to the below unit.
- We received notice from the Master Association that car washing is no longer permitted near the pool. As a reminder, no car washing is permitted at SP3 either.
- MOTION made by Kathy Krauth, seconded by Dennis English to repeal the previous rule and to now allow the building water to be used for car washing. Discussion. MOTION PASSED unanimously.
- Bob noted that there have been recent roof repairs. Please be sure to report any water stain or evidence of a leak to the Board or Management.
- All light bulbs have been replaced. Fixtures will need to be replaced soon.
- 891 #203 – the roofer has been there to inspect and repair. 891 #203 received notice from house watcher of evidence of a leak this past fall. This was first reported to management and the membership today.
- Stairs are being discussed among the associations. Teresa O’Toole, an engineer, gave a presentation in December. Bob explained details of new designs, wood vs. concrete. Master Board approval for concrete would be needed. The pond banks are eroding. The Master Board is planning a special assessment to cover the expense to repair the pond erosion. Discussion.
- Noise regarding flooring on the 2nd floor. Underlayment is required. Interior modification requires Board approval to ensure the underlayment is installed and the sound barrier is adequate. Discussion.
- Wednesday, April 6th SP3 will host a Carport Party.
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Landscaping:

- Valleycrest will continue to do the monthly maintenance.
- Larry's Landscaping will begin stone and plantings this month.
- Valleycrest needs to trim more often and consistently.
- The shrubs to be installed along the banks. This to help maintain the bank. They will not block views.

Proxy and Ballot Vote Results:

The Carryover was passed with 13 in favor.

With a vote of 9 to 8, Gary Smith was elected to the Board of Directors.

The count was verified by Kathy Krauth and Ellen Kennedy.

MOTION to adjourn made by Ellen Kennedy, seconded George Montone at 12:40pm.

Respectfully submitted by: Nicole Banks for South Preserve III at Waterside Village

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

January 12, 2016

The Meeting was called to order at 1pm by Bob Bernard.

A quorum was established. Present were Bob Bernard, Virginia Alexander and Gary Smith. Also present, Nicole Banks.

MOTION made by Gary, seconded by Virginia to nominate Bob as president.

MOTION made by Gary, seconded by Bob to nominate Virginia as Treasurer.

MOTION made by Bob, seconded by Virginia to nominate Gary as Vice President.

MOTIONS passed unanimously.

The officer positions and term expirations are as follows:

Bob Bernard – President 2016

Gary Smith – Vice President 2017

Virginia Alexander – Secretary and Treasurer 2016

New Business:

- As attached to these corporate records, a MOTION made by Bob, seconded by Virginia to adopt the rule regarding interior modifications requiring written board approval. MOTION PASSED unanimously.
- Sunstate will add the line to the bottom of the sales and rental applications stating signing this application acknowledges that you have read and understand the association CC&Rs.
- Bober – 101, creating a parking space that is not designated and items not being properly stored. Sunstate will send a non-compliance violation letter. Nicole will verify that we have a rental application on file for this unit. (2 at 885 / 2 at 891 / 2 at 873)
- Larry the landscaper to stop by for a final walk through prior to beginning any work.

MOTION made by Bob, seconded by Gary to adjourn the meeting at 1:35pm.

Submitted by: Nicole Banks for The Board of Directors for South Preserve III at Waterside Village

