

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

A Corporation Not-for-Profit

ANNUAL MEMBERSHIP MEETING

TIME: 1:00 PM
DATE: Wednesday, January 27, 2021
PLACE: Zoom

MINUTES

Call the Meeting to Order and Proof of Notice: The meeting was called to order at 1:17pm. Notice was provided in accordance with FL ST 718 and the association's documents.

Certify there is a quorum: Present: 15 present and by proxy.

Reading and Disposal of any Unapproved Membership Meeting Minutes: The membership unanimously waived the reading and approved the 2020 AGM minutes as presented. MOTION passed unanimously.

Report of Officers

President

- *2020 Accomplishments*
 - Gary provided a summary.
 - Changed exterior lights to LED bulbs.
 - 891, 885, 873 had new backflow valves.
 - The \$160 additional assessment for 2021 to cover the previous year end income deficient.
 - It was mentioned not to use Babe's Plumbing in the future. Proposals received were quite higher than others.
 - Gary highly recommends keeping Roman's Lawn Service. Gary has a positive working relationship with Ben, and he is responsive.
- *2021 Planned Projects*
 - Palm Tree Trimming
 - Landscaping Enhancements
 - Stair Maintenance
 - Power washing

Treasurer

Bryan reviewed the December 31, 2020 year end financials. The reports are also available at www.myspiii.com

- Bryan noted that reserve spending increased beginning in 2017.
- Bryan reviewed the 2020 budget and the overage in maintenance operating account.
- The deficient for year end 2020 is around \$1,800.
- Bryan confirmed that Ben Romans will be meeting on site to evaluate the landscaping next Wednesday, February 3rd.

New Business

Carry Over Vote: The membership present and by proxy unanimously approved the carry over vote.

Announcement of the 2021 Board of Directors

Charlie O'Donnell will join Bryan Knop and Terry Bell.

Owner Comments

- The invasive water lilies in the pond were discussed. This is a Master Association issue.
- The stairs condition was discussed.
- The railings should be cleaned.
- Weeds and trimming were mentioned.

Adjournment: With no further business to discuss, the membership unanimously adjourned at 2pm.

MINUTES
BOARD OF DIRECTORS ORGANIZATIONAL MEETING

TIME: IMMEDIATELY FOLLOWING THE MEMBERSHIP MEETING
DATE: Wednesday, January 27, 2021
PLACE: Zoom

Call the Meeting to Order and Proof of Notice: The meeting was called to order at 2:01pm.

Notice was provided in accordance with FL ST 718 and the association's documents.

Calling of the roll: All three board members were present; Bryan Knop, Terry Bell and Charlie O'Donnell.

Election of Officers by Board:

President: MOTION made by Charlie seconded by Bryan, to appoint Charlie O'Donnell as President. MOTION passed unanimously.

Vice President: MOTION made by Bryan, seconded by Bryan, to appoint Terry Bell as Vice President. MOTION passed unanimously.

Treasurer/Secretary: MOTION made by Terry, seconded by Charlie to appoint Bryan Knop as Treasurer / Secretary. MOTION passed unanimously.

Designation of Check Signers: Sunstate will process updated signature cards.

Schedule for next year's meetings: TBD

Sunstate will follow up on the 2020 passed amendments.
Sunstate will be on site next Wednesday at 9am.

Adjournment: With no further business to discuss, the meeting adjourned at 2:21pm.

Submitted by,
Nicole Banks, CAM
For the Board of Directors