



Board of Directors Meeting  
December 9, 2014 at 2:00PM

**APPROVED**

**CALL TO ORDER:** The Board of Directors meeting was called to order at 10:00AM by Kathleen Tracy.

**QUORUM:** A quorum was established. Members present were Kathleen Tracy; President, and Jamie Linnane; Treasurer/ Secretary. Bob Emerson; Vice President was absent. Also present was Brian Rivenbark and Nicole Banks of Sunstate Association Management Group.

**PROOF OF NOTICE:** Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

**MINUTES:** Jamie made a MOTION and Kathleen seconded to approve minutes from the November 3<sup>rd</sup> meeting. Motion passed unanimously.

**PRESIDENTS REPORT:**

- No Report

**NEW BUSINESS:**

2015 Budget Review/Approval:

- The proposed 2015 budget was presented to the Board for review.
- Jamie read the budget by each line item and the Board discussed.
- Board agreed to send a letter for delinquency to owner and renter at lot # 55.
- There will be a surplus of \$2325 for year end 2014. Lengthy discussion followed regarding expenditures.
- **MOTION** was made by Jamie and seconded by Kathleen to approve the proposed 2015 budget and present to the membership at the annual meeting. **Motion passed unanimously.**
- Kathleen stated that the residents should be aware of the Brighthouse increase for 2015. She suggested sending a letter explaining the increase and the reason to cancel in 2016 when the contract renews. Lengthy discussion followed regarding the contents of the letter.
- Jamie suggested sending the letter with the 1st quarter statement. Lengthy discussion followed regarding the layout of the statement.
- Jamie stated that the statements should be received via email in 2015 and suggested to add the option on the invoice to include their email. Brief discussion followed regarding email options.

**VICE PRESIDENTS REPORT:**

- No report.

**TREASURER/SECRETARYS REPORT:**

- No Report

**COMMITTEES:**

- No Report

**UNFINISHED BUSINESS:**

None

**MANAGEMENT REPORT**

- Brian read from the action list attached to these corporate records
- Brian reported that the sign from Cornerstone was cancelled as per Jamie's instructions. Jamie stated that we need a sign for insurance purposes. Lengthy discussion followed regarding the sign. Nicole will call the insurance company and Brian will call Cornerstone once he is given the information for the sign. Lengthy discussion followed regarding the placement and style of the sign.
- Brian stated that one compliance letter went out for a trailer in the yard.
- Letters regarding the trimming of the ficus trees along the Wisteria side of Mango Park will be sent to the residents.
- Jamie will close out the Old reserve account at Hancock Bank which still has .71 in it.
- Kathleen stated that she will put out more signs this year for the annual meeting.

**MOTION TO ADJOURN:** Kathleen made a motion; seconded by Jamie to adjourn at 11:26AM. **NEXT MEETING:** Annual Meeting January 22, 2015 at 6:30 PM.

Respectfully submitted,  
Brian Rivenbark/LCAM

