

MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERS MEETING

January 10, 2018

The meeting was called to order at 7pm by Bernard Zanetti, President of the Association.

The pledge of allegiance was made as well as a moment of silence for our troops and departed members. Bernard introduced Judy Bowes, property manager from Qualified Property Management who established that the quorum was met with 267 proxies (244 by mail and 23 more owners signed in person). 47 people attended the meeting. Quorum at the 30% allowed by the State of Florida is 223. She presented an affidavit of the Annual Meeting Notice.

Bernard introduced at the head table the following members: Linda Lahman, JoAnne Fisher-Boyle, Ed Tindall, himself (Bernard Zanetti), Tony Sorenson.

Bernard Zanetti turned the meeting over to Web Milton, attorney for the association. Mr. Milton stated that this is the annual members meeting for the community and his purpose is to insure that the election is carried out in accordance with Florida Statutes. There will be no actual election as there are 5 people running for 5 seats. Mr. Milton announced the names of members of the current Board of directors. The Board is elected by acclamation. Those members are as follows:

Jo Anne Boyle-Fisher
Linda Lahman
Ed Tindall
Tony Sorenson
Bernard Zanetti

Next item on the Agenda is voting for the Rollover of the Excess Funds from 2017 operating budget into the 2018 operating budget as provided by IRS Ruling 70-604. Web asked for a vote of hands for those in favor of rolling over the excess funds and then a vote for those not in favor. The motion passed with those in favor of rolling over the excess funds.

Presidents Report: Bernard thanked all members of the community for their support and effort during the year of 2017. We had a few issues this year with the weather (Hurricane Irma) and other little things. Much has been accomplished during this past year here at Millpond Estates. There will be some new changes in the year 2018. The Board will be getting together to decide on some of the things to get started on this year. We will then be bringing those issues to the HOA meetings.

Approval of minutes for last year's meeting: Joanne Fisher-Boyle stated that the minutes from last year's meeting has been posted on the bulletin board. Diane Krivo made a motion to accept the minutes as posted and Kathy Logue seconded the motion. Motion passed.

Treasurer's Report: Ed Tindall, Treasurer, read the Financial statement dated 11/30/2017. Total assets are \$217,104.77, subtotal of current liability is \$3,668.00, subtotal of reserves is \$173,757.44, sub total equity is \$39,679.33 for total liability and equity is \$217,104.77. Kathy Logue made a motion to accept the report as presented and Diane Krivo seconded the motion which passed by all members.

There was no new or old business.

At this time the floor was opened for comments from the community: Questions from the floor were regarding different issues within the community:

Someone asked about the issues involving kids climbing over the fence to get into the pool area. Bernard stated that this is usually something that happens in the summer and so far we have not had any problems with that recently.

Someone asked where the process/progress is in regards to the Traffic Calming/speed curves for Old Millpond Road. Bernard stated that our corporation documents prohibit us from doing anything on that road. That is where the problem is. Old Millpond Road is a county road not a community road. Pasco County has limited funds.

Someone asked about having increased police presence in the community throughout the day. Bernard stated that Millpond does have several deputies living in the community. He said that when the deputies are in their private cars they spot the speeders, however when they are in their deputy cars they don't see the speeders.

Someone had a question for Web Milton regarding the towing company towing away cars in Section 2. Bernard stated that he believed that Section 2 board had an arrangement with a towing company to come and tow cars that were parked on the street. Web mentioned that towing companies are regulated and usually do not come onto property without being asked. Bernard also stated that perhaps Section 2 board could dismiss the arrangement they have with the towing company.

Again someone had a question about the issue of the traffic on State Road 54 and cars trying to get out on 54 from Old Millpond Road. There is a problem with accidents and people using Old Millpond Road as a side road to avoid traffic. State Road 54 is a state road. Bernard stated for safety purposes for people to not make a left hand turn on 54. It would be better to turn right and then make a u-turn at the stop light. Or also for people to go out to Trouble Creek Road to Rowan road and then to 54.

No further questions, Joann Lary moved that the meeting be adjourned. Leonard Caruso seconded. The motion carried to adjourn the meeting.

Bernard opened up the second meeting regarding the new Board of Directors:

The Board of Directors for 2018 is:

Bernard Zanetti - President

Jo Anne Boyle-Fisher - Secretary

Ed Tindall - Treasurer

Tony Sorenson – Vice-President

Linda Lahman – Director

Tony Sorenson made a motion to keep the Board of Directors as stated. Ed Tindall seconded. No discussion. Motion carried by all members.

Joanne made a motion to adjourn the meeting, Tony seconded the motion. Motion carried.

Respectfully submitted: Susan Gabriel, Acting Secretary