

**MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERS MEETING**

**January 12, 2022**

The meeting was called to order at 7:00 pm by Bernard Zanetti, President of the Association. The pledge of allegiance was led by attorney Web Milton. A moment of silence followed for our troops and departed members.

Bernard Zanetti introduced Web Milton, attorney for the association. Mr. Milton introduced his associate, Alexa Camarino. Asked all attendees to complete and turn in their ballots as this is an election meeting for the community as well as the annual meeting. Web confirmed with Judy Bowes, property manager from Qualified Property that the mailing was sent to all the residents of Millpond. She had the affidavit in her possession and Judy confirmed it was mailed to all residents. Judy also declared there is a quorum for tonight's meeting.

Bernard introduced, JoAnne Boyle-Fischer, Treasurer, for the reading of financials.

Michael Tillosen of Qualified Property Management explained the ballot & voting process.

Bernard asked if there were any questions about the financials. A resident questioned:  
Q1) how are the excess reserve funds used? Answer: these funds are utilized for maintenance or repairs of the clubhouse facilities; i.e. in past years \$90,000 for the bathroom remodels (for ADA compliancy) pool renovation, 2 new pool heaters and around \$16,000 for 2 air conditioners.  
Q2) when was the last reserve fund study conducted? Answer: Each year reviews are conducted on reserves, insurance coverage and premiums (which are increasing) Q3) Are all reserves up to date? Answer: yes. Q4) how much cash on hand right now? Answer: operating account is around \$57,000 for monthly operating expenses. Web Milton: the current lawsuit concerning the pool paver contractor, FibreTech. FibreTech was given the opportunity to fix the damage from improper installation; they refused. We held the last payment, now they are suing for non-payment. The association has counter sued FibreTech for improper installation. The association is in the process of hiring a new company to do the work that the original contractor is refusing to fix. We are seeking funds from the original contractor to pay for that correction. Web Milton is handling this lawsuit. Question about recovering legal fees; Answer: not yet determined, probably not as you are the ones being sued. The bulk of the fees will be for retaining experts to testify, hopefully FibreTech comes to their senses so we won't have to go that far. They seem committed to filing the lawsuit.

Any other questions about financials? Motion to accept the treasurer's report: 2<sup>nd</sup>; Motion carried. All in favor, Aye. Financial Report approved.

Minutes from January 2021 annual meeting have been posted on the Bulletin Board all year. Motion to waive the reading of last year's annual meeting minutes by JoAnne Boyle-Fischer 2<sup>nd</sup> by Mary Hermann, all in favor; Aye; Motion carried.

Web: next item on the agenda is the informal voting of the Rollover of Excess Funds for IRS tax purposes. A yes to rollover means no taxes; No to rollover you pay taxes to IRS. All in favor, Aye; none opposed. Motion carried to roll over the excess funds.

Web: Election results: ballots are still being counted; we will proceed with any additional reports from directors or committees. Nothing to report.

No Unfinished Business; No new business at this time.

Open for Comments & Questions: Q: Can we convert the rundown Shuffleboard court into a pickle ball court or just get rid of it? Also, possibly install pool lift for people who have physical challenges and also do something about the pool shower step down? A: Bernard had looked into several gaming options: resurrecting the bocce ball, placing a corn hole game, no one used it. Do we invest \$20,000+ for something very few or no one will use? The cost of a tennis court (pickle ball) is quite expensive. It was suggested to get a survey of all residents' interest in the building of a tennis court or pickle ball court. Bernard: we will be conducting electronic surveys this year and can add that to our list.

Web Milton comments on the issue of a pool lift: This association is a privately owned community not a public facility and is not subject to the current ADA regulations. We have no legal obligation to install a lift. If a person wanted to install a lift, we would need to allow it, but it would be at that person's expense. Legally, we are not required to make this accommodation at this time, but the law, at some point may change. Q: wouldn't that increase our liability? A: Yes, everything you do whether it's installing a lift, a playground, or a dog park, that's why we have insurance. As liability goes up, so does the insurance costs. This is across the state of Florida. It was suggested to form a committee of persons from each section to assist with investigating adding or removing recreational courts or equipment on the property. Q: regarding Millpond owned sections of property – Bernard explained about these areas that the Master HOA maintains throughout the development. Q: about Section 2 – Boston Circle: Is it possible to acquire that small parcel from the HOA for the residents of Section 2? A: It would require the vote of 743 people (needs a 70% approval). Discussion continued about all the property that the Main HOA owns & maintains. End of Question & Answer period.

Voting Results announced by Web Milton: Your 2022 board of directors are:

JoAnne Boyle

Andrew Christophersen

Mary Ann Herrmann

Stanley Kowal

Bernard Zanetti

No Further Business, Motion to Adjourn; 2<sup>nd</sup> All in favor Aye, Meeting adjourned at 7:50pm

Respectfully submitted: JoAnn Cavallo, Administrative Assistant