

Laurel Hollow Condominium Association, Inc.
Member's Annual Meeting
4:00pm, March 26, 2019
Location: Nokomis Community Center, Nokomis, FL.

Attended by: 73 owners either present or present by proxy.

The meeting was called to order by Don Parsons at 4:00m.

1. Special thanks to Carol Anne for working as bookkeeper.
 - a. List of Deceased members: Erma Capron, Dora Hrycelak, Mary Golden, Lynn Goesel, Peg Johnson, Betsy Kieffer and Helmuth Webber
 - b. Recognized new members: Tom & Maureen Golden, Maria Alba, Bob & Carol Phillippe, Joe & Mary Brula, Steve & Laurie Yurkovic, Najean Brown, Anthony Masters, Kristan DelSordo, Dana and Mary Richardson with son, Sean.
2. Call to order: Don Parsons called the meeting to order at 4:00pm and quorum was met with 73 members either present or present by proxy.
3. Introduction of Inspectors of Election and explanation of election procedure
Inspectors are Mike Torina, Karen Ipsaro, Terri MacLeod and Earl Ipsaro
4. Collection of proxies not yet cast
5. Calling of roll and certification of proxies Mike Torina certified proxies.
6. Proof of notice of meeting: Notice posted at Club House March 12, 2019 also sent 14 days prior to the meeting
7. Officer's reports:
 - A: Treasurer's Report: Norman Arnold reported December 2018 financials. Waiting for insurance claim from the lightening damage on irrigation. Received two bids for the fountain lights installation. Plan for reserve study
 - B: President's message: Don gave president report: Drought and lighting caused some damages to the landscaping. Hired SunVast as our management company. New website in now available. Introduced new board members. Shared the Boards goals for the year.

The Board's Five Strategic Goals:

1. Find and Hire a Professional to conduct a review of reserve amounts and amortization schedule. (Reserve Analysis)
2. Develop a strategic plan similar to Ben Sprunger's 2013/14.
3. Reconstitute the Facilities Committee with the intention of breaking it into smaller manageable portions
4. Measurably Increase volunteerism/participation in committees
5. Measurably increase monthly board meeting ownership attendance.

8. New Business

A. Proposals to amend the declarations

I. Declarations Article XII - Restrictions on Use of Condominium Property – Paragraph 15

Current: The Primary use of all garages in the condominium shall be for the storage of motor vehicles. All garages must be capable at all times of containing the number of motor vehicles for which it was designed.

PROPOSED CHANGE: The primary use of all garages in the condominium shall be for the storage of motor vehicles. All garages must be capable at all times of containing at least 1 vehicle.

Marcia Auth, Secretary shared the following results of observation collected on 3-25-19 @ 9:22pm: 28 cars outside. 23 households had vehicles (1 or 2) parked outside. This is 25% of the community. Five households had two cars parked outside and 18 had one car parked outside. Based upon my observations while living here, of the 5 households with two cars stored outside, I believe all 5 of these households are capable of storing one of the cars inside the garage with perhaps a little shifting of some of their belongings to one side of the garage.

Again, based upon my anecdotal observations while living here, of the 18 households with one car stored outside, I've seen at least 13 of the garages open and seen that there is room to store at least 1 car inside. The others may be able to, but I've not seen the inside of their garages.

While opinions for or against were expressed by owners, by a show of hands, those attending overwhelmingly approved of giving the community the opportunity to vote to change.

II. Declarations - Article XII – Restrictions on Use of Condominium Property - Paragraph 8

Current: There shall be no motor vehicles parked on any part of any unit other than in the garage, except on a temporary non-recurring parking basis not to exceed 48 hours.

PROPOSED CHANGE: Delete the above with, **“One motor vehicle is permitted in the driveway at all times.”**

While opinions for or against were expressed by owners, by a show of hands, those attending overwhelmingly approved of giving the community the opportunity to vote to change.

III. Declarations - Article XI Amendment of Declaration

Current: The Declaration may be amended by the approval of a resolution adopting such amendment by not less than seventy-five (75%) of the members of the Association.

PROPOSED CHANGE: The Declaration may be amended by the approval of a resolution adopting such amendment by not less than sixty-seven (67%) to change declaration.

DISCUSSION: The current declaration (75% of the Members must agree to amend) requires 70 owners to agree to amend the declaration. The proposed amendment will require 63 members to agree to amend. In SunVast's opinion, 67% is too high. Other communities are taking the

number down lower to 60% or 51% of membership SunVast's recommendation is to amend to 75% of a quorum

While opinions for or against were expressed by owners, by a show of hands, those attending overwhelmingly approved of giving the community the opportunity to vote to change.

B. Proposals to change rules requiring BOD approval

SECTION VI STANDARDS FOR EXTERIOR PROPERTY AND BUILDINGS

Paragraph P. Statues, Lawn Ornamentation or Free-Standing Planters:

1. Material of Construction – concrete, stone metal or wood
2. Color- natural color of material, White, Brown Terra Cotta
3. Size – 30” maximum height, 24” maximum width 4” maximum depth
4. Placement – garden areas (those areas specifically set aside by the developer for shrubs and flowers:, driveways and walkways.
5. Maximum - Three visible from the curb.

Proposed Revision:

Paragraph P. Statues, Lawn Ornamentation or Free-Standing Planters:

1. Material of Construction – concrete, stone, metal or wood
2. ~~DELETE - Color- natural color of material, White, Brown Terra Cotta~~
3. ~~DELETE - Size – 30” maximum height, 24” maximum width 4” maximum depth~~
4. Placement – garden areas ~~DELETE (those areas specifically set aside by the developer)~~ for shrubs and flowers:, driveways and walkways.
5. ~~DELETE - Maximum - Three visible from the curb.~~

Marcia Auth, Secretary read the following: The condominium declarations state that the Association from time to time may adopt other “reasonable” rules and regulations concerning the use of property. Reasonable means “fair”, “sensible” and “moderate”. This rule affects at least 20 home owners, although the compliance team cited only 8 owners. The majority of home owners that do not fully comply with this rule are full time residents. However, these residents comply with the approved architectural finishes. It is reasonable to allow all residents the opportunity to personalize their homes to their individual taste. Defining COLOR, SIZE and NUMBER of visible ornamentals from the curb is unreasonable.

Opinions for or against were expressed by owners. The Board will consider the change in the rule in a future meeting.

C. Election Inspector's report

Mike Torina, Election Committee Chair, reported that the number of people attending the meeting or represented by proxy was 73. All voted in favor of surplus carry over. Motion passed.

D. Motion from the Floor

Al Tadder made a motion to approve new board members; Brian Cremin, Valorie Lettinga, Marcia Auth, Don Parsons and Ben Sprunger. Ben seconded and motion carried.

9. General discussion by members and BOD
Special thanks and recognition awards presented to Norman Arnold, Chris Allen, Al Tadder, Judy Tadder and Diane Housman for their service to the community.
10. Adjournment to **February 19, 2020**

**Laurel Hollow Condominium Association, Inc.
Organizational Board of Directors meeting
530pm. March 26, 2019**

Attended by: Onsite: Brian Cremin, Valorie Lettinga, Marcia Auth, Don Parsons and Ben Sprunger

The meeting was called to order by Don Parsons at 5:30m.

New Business

Ben made a motion to appoint

Don Parson as President
Brian Cremin as Treasurer
Marcia Auth as Secretary

Lori seconded. Motion passed unanimously.

Don Parson made a motion to adjourn and Brian seconded. The meeting was adjourned at 5:35pm.