**LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.**

**Annual Meeting of the Membership**

**October 8, 2016**

**Time & Place:** 9:02 a.m. at the Laguna Nueva Clubhouse

**Directors Present:** Ric McCarthy, Julie Thompson (via phone), Lorraine Foster

Dijon Woods and Joanne Ward

**Others Present:** Community Manager Deborah Markham and 32 homeowners,

**Annual Meeting Minutes**

**Establish a Quorum**

Quorum was met with the return of 51 absentee ballots…

**Call to Order- Roll Call**

The meeting was called to order at 9:02 a.m. The Board and homeowners introduced themselves.

**Volunteers to Open and Tally Ballots**

Gene Campbell and Jack Norris volunteered to open and tally the votes.

**Reports:**

1. **President’s Report** – Ric McCarthy welcomed all homeowners to the meeting and thanked all for giving their time and attending. Ric then gave an overview of the goals of this meeting.
2. **Treasurer’s Report** – Lorraine Foster gave report on budget totals, balance sheets along with a Cash Operating Balance of $40,863.16: Reserve Balance of $238,738.83: & Delinquent Assessments of $23,026.12. Reserve @ 28%, Maintenance @ 24.5% and Administration @ 23.5%. Lorraine spoke to all concerning the new outside lights and how we’ve seen an immediate saving of about $200.00-$300.00 per month savings on our electric bill. Lorraine also spoke to the savings with our new contracts with Sudden-Link and our Flood insurance. Lorraine also spoke to the fact that since last year the handy/hard work of John Foster and Ric McCarthy has saved the HOA hundreds of dollars because they gave their time and expertise in fixing several issues of the “non-contractor required” work that has come up over the last 12 months (see maintenance committee report below for details of work well done). Because of them being willing to help us out their efforts have made it possible to keep our HOA dues where they are with no increase.

Lorraine Foster mentioned that she is still researching the porch lights for all

patios…our numbers are from last year…so far it looks like the 2 light kits will cost each

homeowner approximately $64.99 and with installation a total per homeowner of

$139.99…we are working on a few ways of bringing this amount down so will keep you

posted as prices are confirmed. The lights we are talking about are the same new LED

lights on the pool house if you want to see the size and look of them.

1. **Maintenance Committee**: Ric McCarthy and John Foster spoke to the repairs over the past 12 months… to list a few, they rebuilt the water drain along the #C & #F building so that portion of our community drains more efficiently, they broke out a 4’x5’ patch of concrete, by hand, fixed a water pipe leak and hand mixed and poured new concrete at the entrance to the pool, removed all destroyed and damaged solar from the roof and awnings around the pool and had a very nice shade fabric applied for the comfort of our homeowners from the sun. Checked and changed any light bulbs on the grounds. We had a problem with beavers coming into the Marina eating and damaging our plants/palm trees and they put a heavy wire screening around the plant/palm trees and now our beaver problem is over. John volunteered his time to walk the fire department through its yearly inspection. They have done so much more and all of this has contributed to us being able to keep the HOA dues where they are with no increase.
2. **Marina Committee:** Ric McCarty spoke to the fact that our marina is very healthy. We do see an evolution of sorts because of so many different events like fertilizer coming down through storms and increasing the plant growth, the different water levels throughout the year etc. Ric also proposed a great idea that everyone at the meeting are hopeful will help with the way the storm channel affects our marina. Ric has been working very hard with Ron Horn in #C3 and other City officials on this project…they propose to concrete the unused boat ramp by building #F and in the storm channel place 2’x2’x6’ concrete blocks (that fit together like Lego’s) 2 high out into the channel along the property line to keep the water from future storms to the opposite side of the channel so as not to impact our ability to enter and exit out marina. Of course this is a very broad explanation of what was proposed to everyone at the meeting but if you want a more detailed explanation please feel free to email Ric McCarthy through the Laguna Nueva email at LagunaNuevaHOA@gmail.com and you can set up a time to discuss this further. The proposed approximate cost of this is $10,000.00 a notification letter will be sent to all owners if the cost goes over the above listed amount.
3. **Security Committee**: All is good. We haven’t had any incidents. The changing of the gate code to individual codes per homeowner seems to have cut down on unwanted traffic within the complex. It’s been a positive change.

**Presentation & Discussion of the 2017 Operating and Reserve Budget**

Lorraine Foster presented the 2017 budget. The monthly assessment will remain at $400.

**Homeowners Comments:** We had a very good Homeowners Comment discussion time from all the 32 homeowners that attended…we had some complaints, some concerns, and good overall discussions about the community as a whole. Here is a list of some of the subjects discussed...

* We had good reaction to the new lights on the exterior of the buildings.
* Concerns of small children under the age of 10 some as young as 3 unattended around the docks/pool.
* Requesting lights on docks in marina…Board will discuss…John Foster put solar lights on the river dock…Thanks John
* Thanks to Jack Norris that put in his time and equipment to pressure was marina docks.
* Ask that all Homeowner Notify CDM when making changes to their units when it affects HOA common area. Example: replacing air conditioner, we need to send a worker up on the roof to inspect and confirm that all areas around the air conditioner is properly sealed as not to create a roof leak in the future.
* Homeowners are not to change the carpet/lights/tiles etc. on HOA common area. We do vacuum the carpets, wash the tiles and clean the windows on Wednesday of every week. We clean the carpets twice a year but if something unusual happens in between these scheduled times please call CDM.
* We are working through all buildings on a “As Needed” schedule and changing out the hall lights to energy efficient LED fixtures. We are also doing the same for the carpet/tile on a case by case basis.
* We had good response to the Reserve Study and Budget.
* Everyone was pleased at the handling of Delinquent Accounts…Please everyone pay your HOA dues on time as not to incur legal fees.
* Sadly, too many concerns/complaints on the subject of “Common Courtesy” please people keep your dogs on a leash, pick up after your dog, take all your belongings back to your unit when you’re done at the pool for the day, comply with the parking and do NOT park in the fire lanes, put your boat/personal watercraft trailers in your garage or in the overflow immediately after launching your boats/personal watercraft not in guest parking. Be respectful of your neighbor and their garage space that you share. Respect the curfew of “quite after 10:00pm” inside/outside of your unit & pool
* Recommended to get more security cameras around the complex (reserve item)
* Good response from the new shading around the pool
* It was discussed that we will take under advisement whether we can designate 2 or 3 parking stalls as a 24-hour vehicle/boat stall to use only when a homeowner arrives late at night they are able to park in the assigned stalls for the designated time then put their boat/watercraft in the next morning in a timely matter.
* Good comments about the Laguna Nueva website homeowners appreciate the information posted and request more. Thanks to Julie Thompson board vice-president. GOOD JOB
* Requests were made that homeowners that are renting their unit please be sure to explain to your tenant the rules and regulations concerning our community especially proper registration of their boats/personal watercraft with CDM and proof of insurance. Remember to give them 2 gate/garage openers, explain the keys to them, and remember the key to the pool is the same key for the launch ramp and pedestrian gate.
* Some suggested “Do we need an On-site manager”?

**New Business – Announce Ballot Results**

1. **Approval of the 2015 Annual Meeting Minutes**

The prior annual meeting minutes were approved with thirty (30) votes in favor and

Seven (7) abstentions.

1. **Ballot Election Results**

Ric McCarthy received 36 votes and Joanne Ward received 38 votes. There were two write in candidates; Sue Harrison who received 6 votes and Sandy Butler who received 5 votes. Ric McCarthy and Joanne Ward receive the highest number of votes.

1. **Amendment Ballot Results**

A total of 52 ballots were received; thirty-one (31) votes in favor of the amendment and twenty-one (21) votes disapprove. The Board granted a new extension date for the return of the CCR’s ballot amendment for November 16, 2016. Only those Owners who did not return their ballot will be contacted to vote. A notice explaining the process and reasoning behind the proposed amendment will be posted as an email blast.

**Meeting Adjourned:** 11:20 Motion: Jay Van Arsdale 2nd Lorraine Foster.

Respectfully submitted,

Dijon Woods

Association Secretary