

## 2008 Annual Membership Meeting Minutes August 26, 2008

Crestview Sandy Ridge Homeowners Association, Inc  
Crestview Public Library  
1445 Commerce Drive  
Crestview, Fl 32536

**Director Attendees:** Nicole Caldwell, President

**Community Management Attendees:** Rob Mccann, DebMccann, Panhandle Property Group

**Call To Order:** Meeting was called to Order by Nicole Caldwell at 6:08 PM

**Establish a Quorum:** The Required quorum was met at 6:10 PM.; 31 owners present, 6 owners by proxy

**Proof of Notice:** Rob McCann presented the proof of notice dated 17 July 2008

**Disposition of Previous Minutes:** No previous Minutes, due to reschedule of Annual Meeting

**Financial Report (PPG)-** Rob Mccann reviewed the Financial Report for Pensacola Property group

**Old Business-** None

**New Business-** Election of New Board Members

**Election of New Board Members-** at 6:18 PM Nicole Caldwell requested any nominations from the floor for the new board of directors. Three members volunteered: John Karlesky, Gregory Harding and Phillip Gearhardt. John Karlesky addressed the members that he would work to reduce the annual fees, and ARC Fees, and improve the communication between the management group and the owners. Gregory Harding addressed the members and stated he seconded what Mr. Karlesky addressed and also said he would work on obtaining a discount for trees and landscaping so homeowners could increase there property values. Mr Gearhardt addressed the owners and said he also seconded what Mr Karlesky and Mr Harding said, and also stated that he has the judgment and ability to be a board member of Sandy Ridge. Nicole called for a second time any additional nominations, and no other homeowners requested, so by default Nicole stated that a vote was not required, and the Three new Board members are: John Karlesky, Gregory Harding, and Phillip Gearhardt.

**Turnover of Declarant to HOA-** Nicole Caldwell, of DR Horton, released declarant control of the board, and turned over the board to the new board members. Additionally, Rob Mccann of Pensacola Property Group stated their contract was terminated effective August 26, 2008 and turned over all documents and the remaining balance (\$4776.71) to the new board members. (List attached)

**Open Discussion-** Nicole Caldwell and PPG left the meeting with the New Members the New Board took open questions from the floor and discussed some changes to the new HOA.

- **Annual Assessment Refunds-** The Board stated- they will look over the current documents, and may provide a refund from past annual assessments.- some owners responded saying to keep the refund money and use for improvements on the community.
- **Noise Complaints-** Owners had complaints about noise levels in the community, and cars with loud radios- It was discussed that we have a community watch program in place and owners hearing loud music should contact the Crestview Police department to handle the complaints. In addition, owners should be respectful to neighbors, and keep noise levels and distractions low.
- **Skateboarders in Community-** Owners addressed the issues of Skateboarding and skateboarders leaving ramps, and slides out in the street, this issue was also addressed, stating to contact the police department if any suspicious activity is noticed, and any owners that have ramps and equipment left on their front property will not be in compliance with the current declarations, and may receive a notice of non-compliance.
- **Animal Noise and Feces-** Many homeowners had addressed the issue of howling dogs and animal feces being left in there front yard and around the retention ponds. One owner suggested a feces trash can around the retention ponds. The board stated to the owners to have respect for neighbors and clean after your pets, and would send a letter to the community about the issues.
- **Trees/ Landscaping Matertial-** Holly Mensen, homeowner, addressed the quorum, and stated she may be able to receive a substantial discount on trees and landscape materials. The owners addressed how important it is to plant trees and maintain landscape to improve the land value of the community and owners homes. Contact information will be provided in a letter to the owners.
- **Website-** The board stated there is a current website for Sandy Ridge and email- sandyridgerhoa.blogspot.com, [sandyridgehoa@gmail.com](mailto:sandyridgehoa@gmail.com),; where owners can log on and address issues about the community and stay informed about the latest news in the community. Some owners addressed the issue of privacy and suggested a secure log-in for owners, to prevent public access. One member also stated they have reserved a domain name for Sandy Ridge. Volunteers where called to manage the website.
- **Architectural review Committee (ARC)-** the board requested volunteers for an (ARC)- and received one request- Donald and Michelle Simmons, any additional volunteers where requested to email the board at [sandyridgehoa@gmail.com](mailto:sandyridgehoa@gmail.com).

- Currently, the board will approve and deny any Architecture Review Requests, and there currently is no Fee, unless later voted to have a fee at a future meeting.
- **Compliance Committee-** The board requested volunteers for a compliance committee and received one nomination from Mr. Jim Francis, additional volunteers are requested to send information to [sandyridgehoa@gmail.com](mailto:sandyridgehoa@gmail.com).
  - **Lawn care for Common Area-** Owners had addressed the issue of the grass around the retention ponds not getting cut, the board stated that this was city owned property and the city was responsible for cutting these areas, however the city can take up to 3 months to provide this service, so a bid proposal will be sent from Lawn Service Unlimited and Okaloosa Lawn Care to these areas and the front Entry Area.
  - **Antioch Road Condition-** Many homeowners had a problem with the condition of the road, which is county owned. The board stated they would send contact information to the owners to the parties in charge of fixing the road and, suggested calling the North Okaloosa county commissioner repeatedly about the issue.
  - **Front Entry Light-** Owners addressed the front entry light being broken and the board will inquire about the status of the light, and contract service, if needed to fix the light.
  - **Neighborhood Watch-** The leader of the neighborhood watch program reported that there was not enough support for the program and stated that to date only ten owners had volunteered to serve; all present were encouraged to participate and were given fliers promoting the neighborhood watch program.

**Adjournment-** at 6:45 pm The board called to adjourn the meeting and was seconded by Amy Reid and Rebecca Wheelbarger

New Board of Director Meeting- The new Board of Directors met and discussed:

- Turnover Documents- Should be stored in central locations, and would research a professional storage box Locations
- Change of Owners- Will have to filed in the minutes and update the Annual Report to reflect the new board of directors
- Lawn service- A bid proposal will be submitted from Lawn Service unlimited and Okaloosa Lawn Maintenance for Care of the Common Areas and Areas around the Retention Ponds
- Insurance- The board will follow up with the insurance to extend coverage.

//Signed//

Sandy Ridge HOA, Board of Directors

