

19 Oct 09 Sandy Ridge HOA Annual Meeting Minutes

Location: 716 Prescott Start: 6:43 PM Adjourned: 7:15 PM

Met Quorum: 39 Present or accounted for via Proxy

1. Opening Remarks from John Karlesky; discussed HOA goals
 - a) Lower Annual Assessment
 - b) Establish Reserves per Bylaws
2. Goal: Landscaping funds (November tree planting initiative)
 - a) City Property Planting (trees & bushes)
 - b) Pushed for Volunteers to help with the Planting and upkeep
3. Goal: Would like to see more community BBQs; want to increase attendance
 - a) Some would like to see more socializing in the community
 - b) Advertised for Labor Day BBQ
4. Called for more Volunteers for committees
 - a) Brief overview of the Compliance Committee activities
 - b) Brief overview of the ARC process
5. Stated the purpose behind ousting the PPG as Management
6. Motion to approve HOA minutes; Approved
7. Motion to approve Board notes; Approved
8. Discussed Finance and Budget
 - a) Landscaping increase
 - b) Covered the balance sheet, 2008 budget; no questions from the floor
 - c) CY2010 Budget includes "tree planting incentive"; homeowners that participate in the program receive a \$50 deduction from annual assessment; the ARC must approve request, but certain trees are preapproved
9. Discussed recent attempt to bid for vacant lot
 - a) The property could not be procured; the board expressed intent to try again later if the property becomes available
 - b) One member from the floor voiced concerns that the property was a Florida Wet-Land and therefore could not be developed
10. Discussed Common Area Fund; no questions from the floor
11. Passed ballot for Board Positions; Majority approved Board Member Positions
12. Discussed BBQ and Police visit to kick off neighborhood watch program
 - a) Pushed for Volunteers
13. Discussed Exhibit E Restrictions for Compliance
 - a) Issues from the floor: lawns, dog feces, renters & compliance
 - b) Board responded to questions by explaining Compliance Committee's use of notices
14. Discussed ARC request process; use website; no fee for requests
 - a) Covered tree planting incentive a second time
15. From the floor: Discussion on Common Area meeting
 - a) Board reiterated that communication is the Key; encouraged e-mails and questions
16. Discussed Antioch road conditions

- a) From the floor: road is getting worse!
- b) Board discussed problems with Russ Berry, easements and eminent domain, Florida grant, drainage on PJ Adams, the estimate of \$1.6 Million to repair road, and environmental concerns for Wild horse Creek

17. Adjourned