

# 2013 Annual Meeting Minutes

## March 26, 2013

Welcome was given by Charles Backes, President of the board

Charles introduced the Board of Directors (all present including Charles Backes were Chris Sanders, Mike Williams, Robert McGeehan, Tim Davis), and an introduction of the special guest speakers. Charles gave the Annual Report for 2012 discussing Social Activities and Participation events including: AutumnFest, Holiday in the Park, Sunset Celebration, Decorating Contests, Neighborhood Yard Sale, Website and FaceBook update, Cleanup and Maintenance of Common Areas, Regular Meetings with Developer, Front Entrances Lawn and Flowers, Safety and Security.

The board of directors worked on the following in 2012:

- Assisted residents with issues
- Sent e-mail alerts
- Worked with realtors to improve unoccupied properties
- Administrative
- BOD regularly met
- Officers were elected
- Bank accounts were maintained
- Incorporation papers and tax documents were filed
- Association website was updated and monitored
- FaceBook Page was maintained and utilized
- Membership was verified
- The data base was maintained
- Assessments were collected, deposited and accounted for
- Goals were monitored and revised for the upcoming year

Charles discussed upcoming events

- Spring Yard Sale-April 6
- Movie in the Park-April 6
- Sunset Celebration in the Park-May 4
- Adopt-a-Road Pickup-Date to be determined



Treasurer's Report was given by the treasurer Robert McGeehan

	Budget	Actual	Variance
<b>Income</b>			
Annual Homeowner Dues	16,950	16,900	(50)
Penalty&Late Fees	220	-	(220)
Bank Interest	25	5	(20)
Developer Contribution			
<b>Total Income</b>	<b>17,195</b>	<b>16,905</b>	<b>(290)</b>
<b>Expenses</b>			
Accounting Fees	1,050	900	150
Social Activities	3,500	3,327	173
Dues & Subscriptions	200	421	(221)
Insurance	1,250	1,120	130
Landscaping	9,600	11,456	(1,856)
Legal Fees	400	0	400
Meeting Expense	275	174	101
Neighborhood Yard Sale	200	162	38
Neighborhood Decorating Contest	425	318	107
Office Expense	425	553	(128)
Property Taxes	50	0	50
Supplies	120	96	24
Utilities	855	278	577
Write-off/Uncollectible	645	1,471	(826)
<b>Total Operating Expenses</b>	<b>18,995</b>	<b>20,275</b>	<b>(1,280)</b>
<b>Net Income / (Loss)</b>	<b>(1,800)</b>	<b>(3,370)</b>	<b>(1,570)</b>
<b>Beginning Cash at Jan 1st, 2012</b>	<b>23,976</b>	<b>26,087</b>	
<b>Change in Cash during 2012</b>	<b>(1,800)</b>	<b>113</b>	
<b>Ending Cash at Dec 31st, 2012</b>	<b>22,176</b>	<b>26,200</b>	

Robert answered questions about the financing statement. Some questions were diverted to Giovanni Panizzi.

Charles shared our goals for FY 2013 for the Cypress Lakes Owners Association Board of Directors as follows:

#### Participation Goal

- **Increase member participation in the planning and implementation of Association activities**

##### Indicators

- Include non-board members in the planning and implementation of activities such as AutumnFest, Holiday in the Park, and other activities
- Increase attendance at neighborhood events through frequent promotion and awareness campaigns
- Seek ways to involve new members quickly into the association's activities

#### Beautification Goal

- **Improve and maintain commons areas and neighborhood amenities**

##### Indicators

- Review and issue contract for cleaning and mowing boat ramp areas, entrance areas, park, and other common areas
- Improve the appearance of the front entrances.
- Focus on seeking ways to improve fish stocks and environmental conditions in the lake through a systematic management plan and cooperation with stakeholders
- Continue to enhance the park with new features and landscaping
- Investigate other beautification initiatives

#### Safety and Security Goal

- **Take measures to improve the safety and security of the subdivision and surrounding areas.**

##### Indicators


- Encourage vigilance through the e-mail listserve and website
- Provide visual monitoring of unoccupied properties and work with realtors and other agencies to provide a safe and secure environment
- Renew signage and provide new signage as needed at parks and ramp areas

#### Administration Goal

- **Continue to improve the administrative procedures of the association.**

##### Indicators

- Continue to develop policy statements to efficiently guide the association's activities
- Continue retaining the services of a professional accountant
- Make improvements to the official association website
- Continue promoting activities through the Cypress Lakes Owners FaceBook page



Charles

The election of Directors (three to be elected) was held by Chris Sanders he discussed the Procedures, Nominating Committee Report, and took Nominations from the Floor. No nominations were made from the floor. A motion was made and seconded that the nominations made by the board be done by acclamation.

**Special Presentation—Adopt-a-Road Beautification Project**

The association has joined the Adopt-A-Road program and has adopted the 1 ½ mile stretch from Acacia Place to Cypress Lake Trails Road. Four pick up a year will be scheduled.

**Guest: Aaron Strickland, Keep Lowndes/Valdosta Beautiful.** He presented different projects Lowndes County were involved in cleaning and the process of which the neighborhood would participate in cleaning our section of Loch Laurel. To get more information he gave the website. [www.klvb.net](http://www.klvb.net).

**Special Presentation—Crawford Powell, Lowndes County Board of Commissioners, District 3.** They discussed trash pickup, possible traffic light, changing speed limit at Highway 376 and Loch Laurel, and the bridge construction on I-75.

**General Discussion asking Crawford Powell questions.**

**Mike Williams, Realtor, gave a report on the home sales in the neighborhood for 2012.**

**Charles adjourned the meeting**

A handwritten signature in blue ink is written over a faint circular stamp. The signature appears to be "Chris Sanders". The stamp is mostly illegible but seems to contain some text around the perimeter.