

# FALCON POINTE HOMEOWNERS ASSOCIATION

Annual Homeowners Meeting  
Minutes May 22nd, 2018 7:00 p.m. @ Camp Ithiel Cafeteria

At approximately 7:06 pm, Jason Morgan called the meeting to order. There were approximately 17 homeowners in attendance and an additional 21 represented by proxy (quorum reached).

Board Members in attendance: Jason Morgan, Elmer Carrier, Steve Rivera, Betsy Sorg, Sham Ramrattan  
Officers in attendance: Pam Young- Secretary

Agenda/ Items for Discussion:

A. Introduction of the Board of Directors & Officers

B. Approval of the 2017 Annual Meeting Minutes; Elmer Carrier made a motion to approve. Motion passed

C. President's Report: Annual Action Items

- Maintain gates & cameras
  - Last camera that was not modernized was replaced/updated
  - Replaced message board at front gate with lighted unit
- Landscape Maintenance
  - 3 trees removed from common area/easement
  - Replaced plants & mulch at front entrance
  - Removed fallen trees from east common area
- Collections and Assessments
  - Settled litigation on final property & collected delinquent funds
- Process ARC requests
  - Updated paint books w/ current colors
- General Maintenance
  - Replaced 800 s/f of damaged or raised sidewalks
  - Replaced north fence line with white vinyl
  - Switched to plastic buttons on the front gate panel
- Plan Parties & Events: Christmas, Halloween & Memorial Day Picnic
- Annual Inspections
  - Developed Top 10 list for new Homeowners; list will be included with assessment letters being mailed to homeowners in May
- Community Successes
  - Neighbors combined efforts to clean up hurricane debris
  - Mailbox Numbers- went from 12 in non-compliance to only 7
  - Maintained budget and did not raise dues in 2018
  - Processed dozens of ARC requests for new roofs, paint & landscape

- Ongoing Projects
  - Electronically archiving HOA files
  - Replacing fence at HOA common area at the front gate
- Community Challenges
  - Speeding in the community
  - ARC requests compliance
  - Proper trash can storage
  - Picking up pet waste
- Potential Capital Improvement Projects
  - New decorative light poles
  - Wooden deck in North pond area
  - Signage to reduce speeding

D. Treasurer's Report (see attached)

E. Board of Directors Election

- Current Board Member up for election in 2018:  
 Board Member: Steve Rivera  
 Board Member: Sham Ramratten  
 3 Year Term  
 Other nominations (none presented)  
 Voting of HOA members  
 Results: Steve Rivera and Sham Ramrattan both reelected to another term

F. Homeowners Question & Answer

- UPS drivers going too fast thru the neighborhood
- Concern about getting the promised buffer "wall" between Falcon Pointe and the new 7-11
- One resident suggested shortening the time the gates are left open during peak times, once the 7-11 is open if foot and vehicle traffic increases substantially
- One resident expressed concern as to what the follow up is once letters are sent out regarding HOA covenant violations. The follow up protocol is: 30 days to fix minor violations, 60 days for house paint and 90 days for sod. If the homeowner is still non-compliant, the 2<sup>nd</sup> letter is then sent out via certified mail. If needed, for non-compliance after a given cut-off date, it goes to the attorney and a lien is placed on the property, resulting in a minimum cost of \$385 to the homeowner.

G. Adjournment 7:38

# 2018 FALCON POINTE ANNUAL MEETING



- ## AGENDA
- Call to Order
  - Approval of 2017 Annual Minutes
  - Introduction of the Board of Directors
  - President's Report
  - Community Update
  - Treasurer's Report
  - Election of the Board of Directors
  - Member Questions and Comments
  - Election Results
  - Adjournment

- ## CALL TO ORDER
- Establish a quorum
  - Requirement per Falcon Pointe Governing Documents: 30% of Class A members to be present (29 Homeowners)

- ## FALCON POINTE OFFICERS AND BOARD OF DIRECTORS
- President/Board Member: Jason Morgan
  - Vice President/Board Member: Eimer Carrier
  - Board Member: Steve Rivera
  - Board Member: Betsy Song
  - Board Member: Sham Ramrattan
  - Treasurer: Robert Higginbotham
  - Secretary: Pam Young

- ## 2017 ANNUAL MEETING MINUTES
- Minutes available on Falcon Pointe Website
  - Annual Meeting Minutes may only be ratified by the Members of the HOA.
  - If there are no ratifications from the 2017 Minutes, this becomes the official minutes

- ## PRESIDENT'S REPORT
- Year in Review
  - What has been accomplished in the past year....

- ## PRESIDENT'S REPORT
- ANNUAL ACTION ITEMS
- Monthly Gates & Cameras
  - Process & Pay Bills
  - General Maintenance
  - Plan Parties and Events
  - Christmas Party
  - Halloween Party
  - Memorial Day Party
  - Landscape Maintenance
  - Garage Sale
  - Collect Assessments
  - Process A/C Requests
  - Annual Inspections
  - Quarterly Board Meetings



**REPLACED TAG-READER CAMERA AT FRONT GATE**

**REPLACED NORTH FENCE LINE WITH WHITE VINYL**

**REMOVED THREE TREES FROM THE COMMON AREA**

**SETTLED LITIGATION ON FINAL PROPERTY AND COLLECTED DELINQUENT FUNDS.**

**DEVELOPED TOP 10 LIST FOR NEW HOMEOWNERS.**

**List will also be included with Assessment letters going out next week.**

1. Make sure you have the correct address for the home.
2. Make sure you have the correct phone number for the home.
3. Make sure you have the correct email address for the home.
4. Make sure you have the correct internet service provider (ISP) for the home.
5. Make sure you have the correct utility company for the home.
6. Make sure you have the correct insurance company for the home.
7. Make sure you have the correct maintenance company for the home.
8. Make sure you have the correct pest control company for the home.
9. Make sure you have the correct landscaping company for the home.
10. Make sure you have the correct security company for the home.

**UPDATED PAINT BOOKS WITH CURRENT COLORS**

**REPLACED PLANTS AND MULCH AT THE FRONT ENTRANCE**

**SWITCHED TO PLASTIC BUTTONS ON THE FRONT GATE PANEL.**

**REMOVED FALLEN TREES FROM EAST COMMON AREA.**



- TREASURER'S REPORT**
- ▶ What did we spend in 2017
  - ▶ Budget for 2018
  - ▶ How much do we have now
  - ▶ Status of Accounts

**TREASURER'S REPORT**

**2017 BUDGET VS ACTUAL**

Financial Performance Information  
 Period: Fiscal Year  
 Fiscal Year: 2017

Account	Budget	Actual	Variance
Operating Expenses	1,000,000	950,000	50,000
Capital Expenses	500,000	480,000	20,000
Reserve for Contingencies	200,000	200,000	-
Other	100,000	100,000	-
<b>Total</b>	<b>1,800,000</b>	<b>1,730,000</b>	<b>70,000</b>

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WE REPORT ON THE BUDGETARY INFORMATION PROVIDED BY AGENCIES VOLUNTARILY. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.

**TREASURER'S REPORT**

**2018 ANNUAL BUDGET**

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**TREASURER'S REPORT**

**WHERE ARE WE NOW?**

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### POTENTIAL CAPITAL IMPROVEMENT PROJECTS



### ELECTION OF BOARD OF DIRECTOR POSITIONS

- Current Board Member up for election in 2018:
  - Board Member: Steve Rivera
  - Board Member: Sham Karredan
- 3 Year Term
- Other nominations
- Message from the Candidates
- Voting of HOA members
- Results will be announced at the end of the Meeting

### MEMBER QUESTIONS AND COMMENTS



### ELECTION RESULTS

### ADJOURNMENT

Vote to Adjourn  
the 2018 Annual  
Meeting