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
 - o 3 trees removed from common area/easement
 - Replaced plants & mulch at front entrance
 - Removed fallen tress from east common area
 - Collections and Assessments
 - Settled litigation on final property & collected delinquent funds
 - Process ARC requests
 - o Updated paint books w/ current colors
 - General Maintenance
 - o 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
 - o Electronically archiving HOA files
 - o Replacing fence at HOA common area at the front gate
- Community Challenges
 - Speeding in the community
 - o ARC requests compliance
 - o Proper trash can storage
 - Picking up pet waste
- Potential Capital Improvement Projects
 - New decorative light poles
 - o Wooden deck in North pond area
 - Signage to reduce speeding
- D. Treasurer's Report (see attached)
- E. Board of Directors Election
 - o 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 2nd letter is then sent out via certified mail. If needed, for noncompliance 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

MEETING ANNUAL



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 Adjounment

CALL TO ORDER

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

FALCON POINTE OFFICERS AND BOARD OF DIRECTORS

- President/Board Member:
- President/Board Member: Jason Morgan
 Vice President/Board Member: Elmer Carrier
 Board Member: Steve Rivera
- Board Member: Board Member: **Betsy Sorg**
- Secretary: Treasurer: Robert Higginbotham Pam Young Sham Ramattan

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....

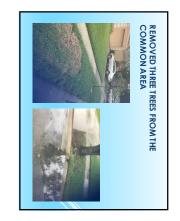
PRESIDENT'S REPORT

- Maintain Gates & Cameras
- Landscape Maintenance
 Garage Sale
 Collect Assessments
 Process ARC Requests
 Annual Inspections
 Quarterly Board Meetings
- Process & Pay Bills
 General Maintenance
 Plan Parties and Events
 Christmas Party
 Halloween Party
 Memodal Day Party

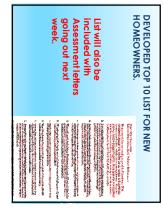


























OTHER COMMUNITY SUCCESSES

Mailboxes #s- From 12 Not compliant to only 7

Maintained budget and did not raise dues in 2018

Processed dozens of ARC requests for new roofs, paint, and landscape

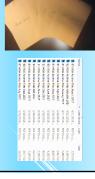
ONGOING PROJECTS



ONGOING PROJECTS

ONGOING PROJECTS

Electronically Archiving HOA Files



Replacing the fence at the HOA common area at the front gate.

COMMUNITY CHALLENGES

Speeding in the community
ARC requests compliance

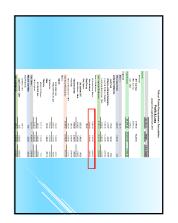
ARC requests compliance Proper Trash Cans Storage Picking up pet waste

TREASURER'S REPORT

- What did we spend in 2017
- Budgetfor 2018
- How much do we have now Status of Accounts

TREASURER'S REPORT

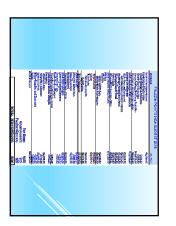
2017 BUDGET VS ACTUAL





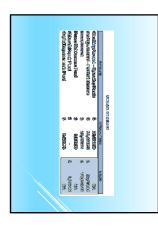


2018 ANNUAL BUDGET











ELECTION OF BOARD OF DIRECTOR POSITIONS

- Curent Board Member up for election in 2018:
 Board Member: Steve Rivera
 Board Member: Sham Ramratien

- 3 Year Term
 Other nominations
 Message from the Candidates
 Voting of HOA members
 Results will be announced at the e



ELECTION RESULTS

ADJOURNMENT