

GREEN TREE HOME OWNERS ASSOCIATION ANNUAL MEETING MINUTES

JANUARY 24, 2019

The annual meeting of the Green Tree Home Owners Association was held Thursday, January 24, 2019 at the Sawyer Baptist Church. The meeting was called to order at 7:05pm by our President John Dooley.

The notice of the meeting was posted per Gloria Kunze, and the roll was called by John Dooley. There were 14 homes represented with 24 proxies, making a total of 38. John Dooley certified the 24 proxies.

Presidents Report John Dooley welcomed Eric Odenweller to the Board, and thanked him for his willingness to assist. He also thanked the members of the newly formed Fining Committee for volunteering.

John reviewed improvements made in 2018, such as the replacement of the new fence damaged by the hurricane and the extensive wall repair at the Sawyer entrance. Also the entrance lights were replaced with LED lights which are much brighter and last longer. He appreciated input from residents, as the community is 25 years old and the infrastructure is failing. The board is continuously working to stay on top of repairs, improvements, etc.

Treasurers Report Joe Padula reported that we have \$21,654.37 in our checking account at this time. This includes the assessment money after the initial repairs. Joe read a letter from Roger Poulin who reviewed the books for 2018, and verified that all the accounting information was correct.

Joe reviewed the proposed annual budget for 2019 and reviewed the variances which included:

Landscaping - Increase included trimming, mulch and tree trimming of trees.

Light Repairs, etc.- Added to 2019 budget for future repairs

Irrigation - Expense of \$3095.00 for 2018 due to the leak at Ashton entrance. Water bill was \$855, and repairs totaled \$2,240.00. This included all new wiring and control box.

Total proposed budget amount for 2019 is \$15,370.00

Joe is working on getting estimates for the entry wall at Ashton at this time. Mulching at both entrances is scheduled.

Questions - Homeowner asked what was included with insurance - Joe stated \$1,257 for liability and \$850 binder for board members. Homeowner also stated that a clean up of chips was needed where the fence was repaired at the Sawyer entrance. Joe will follow-up.

Joe thanked Ray Ashton for pursuing the electrician that repaired the entrance lights.

Motion to accept the proposed budget as presented was made by John Dooley, 2nd by Kim Colgate. Motion Carried.

Vice President Report - Kim Colgate stated that her report dealt with the agenda items, and that she would go directly to them. She began with the explanation of the Fining Committee, and Introduced the members - Jerry Voyles, Karen Bender, and Carolyn Brown.

Kim reviewed the process regarding violations: Once reported, a user-friendly letter(1st notice) will be sent asking for immediate correction. If not corrected, the 2nd letter (2nd notice) will be more specific as to need to correct and time limit. If still not resolved, the 3rd notice will advise them of the date and time the fining committee will meet with the violator for resolution and/or recommendation for fine. Kim stated that GTHA can put a lien on property if not paid.

Kim reviewed the five issues that the committee will mainly deal with:

Parking on the street overnight - no exceptions and does not need to be the same car. Parameters were set at the last meeting.

Post lights - We understand that sometimes this takes a couple of weeks after the notice is received. Let us know when repairs are scheduled to avoid a 2nd notice.

Trash cans - Not to be left at the end of the driveway, but stored out of sight in designated location.

Proper maintenance of yards - No parameters set yet. Will come up with standards for the future. However, high grass in the back yard is a violation example, even without parameters set.

Dogs - Dogs must be leashed when out of their yard - also a county ordinance. If dog unleashed in their own yard - no violation. This includes lot line to the sidewalk.

It was stressed that the approach will always be one of understanding and of being reasonable. Violations are for repeated and continued issues reported.

User-friendly letters for the 1st and 2nd notices are being drafted.

New Business

Increase of Dues - John Dooley reported that the vote has been tallied, and the increase carried. The annual dues for 2020 will be \$300.00

Joe Padula added that every year expenses increase, such as insurance, vendors etc. As noted previously, the infrastructure is getting old, and we must be pro-active. With this increase, we will be able to build reserves, and when the infrastructure needs repair, the money will be available.

Resident asked how and when would our roads be paved. John Dooley explained that this was up to the County, and they usually follow a schedule. Important that we send letters to the County regarding our need, in hopes they will put us higher on the list.

Resident requested a list of homeowners with contact information. John Dooley stated that Fl. law prevents us to give out contact information, but that he can post on the website, an active list with names and addresses of each member/resident. That was acceptable.

Motion to adjourn made by John Dooley, 2nd by Joe Padula. Motion carried. Meeting adjourned at 7:51pm.

Submitted by Gloria Kunze, Secretary

Green Tree Home Owners Association Officers Meeting

January 24, 2019

A meeting of the officers was held after the Annual Meeting on January 24th at Sawyer Baptist Church. Those present included:

John Dooley - President
Kim Colgate - Vice President
Joe Padula - Treasurer
Gloria Kunze - Secretary
Eric Odenweller - Director
Absent - LaVonne Martin - Director

Officers for 2019 - John Dooley asked each officer if they wished to continue in their position for the year of 2019. Each agreed to continue for the next year.

John Dooley made a motion to accept the GTHA officers as noted above for the upcoming year. Seconded by Joe Padula. Motion carried.

Meeting adjourned

Submitted by Gloria Kunze, Secretary