

MINUTES

BILLY CREEK LOT OWNERS ASSOCIATION, INC.

Annual Meeting of the Members
Tuesday, April 28, 2016
Cape Coral Plumbing
5812 Enterprise Parkway
Fort Myers, Florida

CERTIFYING QUORUM – CALL TO ORDER. A quorum was established with 87.16 majority of the 160 units represented in person or by proxy. Butch Ritter, called the meeting to order at 10:05 a.m.

READING OF NOTICE OF MEETING. Butch Ritter made a motion to dispense with the reading of the notice. Dave Parent seconded the motion. Motion passed unanimously.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Fernando Lamelas made a motion to dispense with the reading of the April 28, 2015 Annual Meeting Minutes and approve the minutes as presented. Dave Parent seconded the motion. Motion passed unanimously.

REPORT OF PRESIDENT. Butch Ritter reported Park is in good shape. The Board has worked well together and with Allison Cefalu of Management Professionals are doing a great job. All the street lights are finally on and working with FPL was not an easy feat. Sutton Ridge main ditch finally cleaned out. Zip Drive drainage. A new lawn care company has been hired and there has been a great improvement. Staying pretty diligent with activity. Security has been an issue in the past. We have been working with the Sheriff and Blue Lightening.

REPORT OF TREASURER. The Financial Report through March 2016 was presented. Operating is \$38,758.54, Certificate of Deposit is \$23,363.62 and the Reserves are \$38,268.30. Accounts Receivable is \$6,936.02 Other Current Assets 1,052.85. Total Assets \$108,378.33. Dave Parent made a motion to accept the Financial Report as presented. Fernando Lamelas seconded the motion. Motion passed unanimously.

OTHER BUSINESS. *Election of Directors* The following members were elected to serve on the 2015 Board of Directors: John Borio, Fernando Lamelas, Dave Parent, Butch Ritter, Nathan Ritter and Tom Super. Dave Parent made a motion to appoint all of the volunteers as Board members. Fernando Lamelas seconded the motion. Motion passed unanimously.

Vote on Rollover of Excess Funds. The vote to rollover the 2015 excess funds to 2016 was unanimous.

Open Forum. Drainage Ditched with DOT need to be cleaned out.

Lisa Walterick reported vehicles dropping and loading in the street. Allison Cefalu read the following provision in the documents: **E. “Loading, Storage & Outside Storage”.** Each parcel of the Land devoted to site development shall provide sufficient on site loading facilities to accommodate site activities, and all loading movement, including turn-arounds, shall be made off of the public right-of-way. Loading docks shall be located and screened so as to minimize their visibility from any street or other right-of-way. Screening of service areas, loading docks

and so forth may consist of any approved combination of earth mounding, landscaping, walls and/or fencing. No materials, supplies or equipment shall be permitted to remain outside of any building, unless approved by the ARB, in writing in advance. However, tanks, motors, and special industrial equipment will be permitted to remain outside of any building as long as they are screened from the street and surrounding property, or in designated areas approved by the ARB. Rubbish and herbage facilities shall be screened so as not to be visible from any street or right-of-way. The maneuvering of trucks and trailers shall be confined to the extent practicable, to the lot included in the subdivision where the trucks and trailers have business. To the extent possible, all loading and unloading of trucks and trailers shall be done on the premises of the lot and not located other than on the street side of the buildings and not be visible from the street to the extent practicable. Bulk storage of liquids, including gasoline, fuel oil, other petroleum products and other liquids, shall be stored inside buildings or in underground containers located at a depth and area approved by the Developer. All storage shall be in compliance with applicable governmental laws and regulations.

For the age of the Park it is beautiful. MPI has done a great job of keeping our property values up.

ADJOURNMENT. Fernando Lamelas made a motion to adjourn. Dave Parent seconded the motion. Motion passed unanimously. Butch Ritter thanked everyone who attended and adjourned the meeting at 10:25 a.m.