

## MINUTES

### **BILLY CREEK LOT OWNER'S ASSOCIATION, INC.**

Organizational Meeting of the Board of Directors  
Tuesday, April 16, 2019  
Cape Coral Plumbing  
5812 Enterprise Parkway  
Ft. Myers, Florida

---

**DETERMINATION OF QUORUM.** Board members present were Dave Parent, Butch Ritter by phone, Darren Samuel, Vernon Smith, and Tom Super. Vickie Sparks was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Tom Super, called the meeting to order at 10:07 a.m. at Cape Coral Plumbing, the location specified in the notice for this meeting.

**CONFIRMATION OF PROPER MEETING NOTICE.** In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all members on April 1, 2019.

**WELCOME GUESTS.** Tom Super welcomed all guests that came for the Annual Meeting. Due to a lack of quorum an Annual Meeting could not be called to order.

**READING AND DISPOSAL OF MINUTES.** Dave Parent made a motion to approve the April 24, 2018 Organizational Board of Directors meeting minutes. Vern Smith seconded the motion. Motion passed unanimously.

**FINANCIAL REPORTS.** Allison Cefalu presented the financials as of March 31, 2019 to the Board. Total Checking/Savings \$154,717.30. Accounts Receivable \$1,268.06. Total Assets / Liability & Equity \$159,269.25. The Association had a net income in 2018 loss of \$-18,915.60 due to the monument sign. Tom Super & Vern Smith suggested a Reserve Study be conducted prior to creating the 2020 Budget to include all assets. Currently the Association has Drainage, Irrigation Pumps, Monument Sign and Entry Sign. Darren Samuel made a motion to accept the Financial report as presented. Vern Smith seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** Tom Super reported on the status of the monument sign installation. US Signs and Mills is confident they should have it up and running by the end of April. Tom Super also suggested we might need to revamp the landscaping around the sign once it is installed.

Darren Samuel asked the security status of the Association. Management reported nothing new was reported since last year's meeting. The owners having individual security is what is keeping the theft down.

**NEW BUSINESS.** *Election of Officers.* After discussion the following officers were elected unanimously by the Board present.

Tom Super

President

Darren Samuel	Vice President
Vernon Smith	Secretary
Dave Parent	Treasurer
Butch Ritter	Director
Melba (Vicki) Sparks	Director

2018 Roll Over. Vernon Smith made a motion to roll the excess funds from 2018 to the fiscal year 2019, if any. Darren Samuel seconded the motion. Motion passed unanimously.

Adoption of the 2019 Budget. Allison Cefalu presented the Proposed Budget. After review and discussion Dave Parent made a motion to accept the proposed Budget for 2019 as presented. Vernon Smith seconded the motion. Motion passed unanimously.

Other Business which may properly come before the Board. There are several lots in need of violation letters. Tom Super suggested a “ride through” to get all the violations noted.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors will be held Tuesday, October 15, 2019 at 10:00 a.m. at Cape Coral Plumbing, 5812 Enterprise Parkway, Ft. Myers, FL.

**ADJOURNMENT.** There being no further business the meeting was adjourned at approximately 10:43 a.m.

*Meeting minutes typed by Management Professionals, Inc. but have not yet been approved by the Board of Directors.*