

MINUTES

BILLY CREEK LOT OWNER'S ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
Wednesday, June 17, 2020
Cape Coral Plumbing
5812 Enterprise Parkway
Ft. Myers, Florida

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

CALL TO ORDER. Tom Super, called the meeting to order at 10:05 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 June 1, 2020.

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 16, 2019 Organizational Board of Directors meeting minutes. Darren Samuel seconded the motion. Motion passed unanimously.

FINANCIAL REPORTS. Allison Cefalu presented the financials as of May 31, 2020 to the Board. Total Checking/Savings \$107,730.98. Other Current Assets \$5,328.51. Total Assets / Liability & Equity \$113,059.49. Vern Smith made a motion to accept the Financial report as presented. Darren Samuel seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Tom Super reported the sign has been completed except for the lighting. There has been an issue with the supply of electricity to the sign. The line was cut during some construction by the property owner at 5789 Enterprise Parkway LLC. There has been ongoing conversation with the owners, electricians and FPL and still nothing has been done. The Board instructed Management to contact the attorney to handle.

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

Steve Henry

Director

Adoption of the 2020 Budget. Allison Cefalu presented the Proposed Budget with the new Reserve Schedule. After review and discussion Vern Smith made a motion to accept the 2020 Budget as proposed. Darren Samuel seconded the motion. Motion passed unanimously.

Other Business which may properly come before the Board. It was reported that the 7-Eleven has received permission from the Association to tie into the Association's drainage and they are also responsible for the Annual Assessment beginning with 2020.

Letters need to be sent to the vacant lots on maintenance. Bush hogging needs to be completed.

Tom Super would like to move forward on updating the front entrance signage changing lettering and conforming to the I-75 sign. He has received a rough estimate on the upgrade to make similar to Monument Sign. Association also needs to check on wind coverage for the Monument sign.

Darren Samuel stated the landscaping has been looking much better with the new landscaping company.

Tom Super reported having trash problems around the community in the right-a-ways. Vern Smith Suggested making sure trash dumpsters are closed so the trash doesn't get blow out by the wind. Landscapers will try to pick up as much as they can when they are out on site.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors to be determined.

ADJOURNMENT. There being no further business Darren Samuel made a motion to adjourn the meeting Vern Smith second the motion and the meeting was adjourned at 10:27 a.m.

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