

MINUTES

BILLY CREEK LOT OWNER'S ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
Tuesday, July 23, 2024
Cape Coral Plumbing
5812 Enterprise Parkway
Ft. Myers, Florida

DETERMINATION OF QUORUM. Board members present were Steve Henry, Daniel Parent, Vernon Smith and Tom Super (by phone). Chase Mayhugh and Darren Samuel, Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Tom Super, called the meeting to order at 10:06 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 26, 2024.

WELCOME GUESTS. Tom Super welcomed all guests that came for the Annual Meeting. Due to a lack of quorum with only 59.66 of a total of 160 and 81.5 were needed, an Annual Meeting could not be called to order.

READING AND DISPOSAL OF MINUTES. Steve Henry made a motion to approve the July 25, 2023 Organizational Board of Directors meeting minutes. Daniel Parent seconded the motion. Motion passed unanimously.

FINANCIAL REPORTS. Allison Cefalu presented the financials as of June 30, 2024 to the Board. Total Checking/Savings \$187,463.20. Accounts Receivables \$2,463.00. Other Current Assets \$3,317.28. Total Assets / Liability & Equity \$193,243.48.

Allison Cefalu reported one lot past due on the Annual Assessments. Owner was sent 30 Day demand notice. Steve Henry made a motion that if not paid in full by August 15, 2024 the account will be forwarded to the attorney for further collections. Daniel parent seconded the motion. Motion passed unanimously.

Daniel Parent made a motion to move the "Reserve Account" funds to a "Money Market Account" for better rates. Steve Henry seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Homeless Concerns.* The Association has a few areas along Zip Drive where homeless people have tried to setup camps. Lee County Sheriff Department has been out on several occasions. The Board of Directors, Management and surrounding properties are working with the Lee County Sheriff's office to have their "Rehoming Division" out to Billy Creek to help relocate them. Some have received trespass tickets but can only be trespassed when the Sheriff, Board member and trespasser are all present.

Drainage. It was reported some of the standing water issues along zip drive have gotten better but the issue is not resolved. Management will contact Lee County DOT to have them inspect the culvert drains throughout the park. The Association is currently on a recurring maintenance schedule for the ditch on Lockett Road. Tom Super will confirm with Down To Earth the Association is also on a recurring maintenance schedule for the storm drain on Zip Drive. If not he will obtain proposal.

Entry Signage. Tom Super reported he requested proposals from the sign company to revamp the lettering on the sign as it could use some sprucing up. Once he has the proposals he will forward to the Board for review.

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

Tom Super	President
Steve Henry	Vice President
Daniel Parent	Secretary
Vernon Smith	Treasurer
Darren Samuel	Director
Chase Mayhugh	Director

Adoption of the 2024 Budget. Allison Cefalu presented the Proposed Budget with the Reserve Schedule. After review and discussion Steve Henry made a motion to accept the 2024 Budget as proposed. Daniel Parent seconded the motion. Motion passed unanimously.

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

ADJOURNMENT. There being no further business Daniel Parent made a motion to adjourn the meeting. Tom Super seconded the motion and the meeting was adjourned at 10:43 p.m.

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