

**ASSOCIATION OF EDGEWATER LANDING OWNERS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 6, 2014 9:00 AM**  
**Minutes**

**CALL TO ORDER**

**President Paul Wright** called the Meeting to order at 9:02 am

**President Paul Wright** welcomed everyone and asked everyone to stand for a moment of silence for those who are no longer with us. This was followed by the Pledge of Allegiance. There was a new couple Steve and Judy Mace.

**President Paul Wright** asked if there were any ballots left to be turned in. Hearing none, balloting was closed. He reminded everyone that the Annual Members Meeting would follow the Board of Directors Meeting after a short pause. He then asked the Recording Secretary to proceed with Roll Call: President Paul Wright present, Vice President Ginger Clark present, Treasurer Annie McDevitt present, Corresponding Secretary Ann Grealis present, Recording Secretary Carl Andreason present, and Guest, Ed Hunter, T.J.W. Management Company present. We have a Quorum.

**PROOF OF NOTICE OF MEETING**

**President Paul Wright** noted proper notice of the meeting, posted on the HOA Bulletin Board, Channel 98.2 & 733, and Website and on the Pelican's Pouch calendar posted on Bulletin Board.

**WAIVER OF READING AND APPROVAL OF PREVIOUS MEETING'S  
MINUTES**

**Motion to waive the reading and approve the minutes of the October 2, 2014 Meeting of the Board of Directors, as posted (or amended)**

Moved by \_\_\_\_\_Annie\_\_\_\_\_ For \_\_\_\_\_5\_\_\_\_\_ Opposed \_\_\_\_\_0\_\_\_\_\_

**REPORTS OF OFFICERS**

**President Paul Wright** – Barry Barnett has taken a nice little vacation and recuperated himself, and he has come back and taken over as co-chair of the Facilities Committee, so Mr. Bill Lee is now relieved and “thank you very much.” The Facilities Committee is in charge of the community property maintenance and upkeep. If you have anything that you need or want to do in any of those areas, please make sure they know about it beforehand. There was a suggestion made a couple of months ago about having a community mailbox here in the clubhouse where residents could leave a card for other residents without paying postage. Mr. Lee, in one of his parting efforts, put together a nice little mailbox which we will be putting out in the next couple of weeks. The thinking now is that it will be put right beside the door to the pool. That’s where all of the information is and everybody passes through there. It’s set up alphabetically. We are going to try it out through the holidays and see how it works. If people like it, we will keep it up for future use. Since this is the meeting where we vote on the budget for next year, I really want to thank Chuck and the Finance Committee and the Facilities Committee for getting together and for doing all of that budget work. Finally, you know that I have been going through all of the policies and procedures and making sure they are up to date and consistent with current rules and regulations. I have also worked on getting an electronic copy of each of them for two reasons: first, so that Muriel can have an electronic, up-to-date copy in case we need to make copies or make updates; and second, so that we can put them out on the website, so that anyone can look them up and print them out. I have some of these already, but if you have been involved in updating the policies and procedures for your committee and have an electronic copy, please forward them to me and copy to Muriel. Then we will make sure that we have everything available on the website.

**Vice President Ginger Clark** – I was the Board Member on call last Tuesday. I was not real busy, but I did have one lady come by and her concern was 703 Starboard, which is a repossession home. The yard is in pretty bad shape. Otherwise, I had several people say things to me during the week, and I think those things have been taken care of already. I’m also supposed to read the gate report. We had 18 “no stops,” zero residents with no decal, 56 emergency vehicles come in, 233 passes were written, and 3,087 vehicles were logged in.

**Corresponding Secretary Ann Grealis** – I really don't have anything to report, just one reminder from speaking to Aleada, who is the Chief Information Officer. The busy season is upon us, our residency will be at capacity, and there will be a lot of events going on. When you have people coming in, please let the front gate know.

**Recording Secretary Carl Andreason** – I've gotten a call about people using the pool area and not putting the umbrellas down. I don't believe it's residents, but probably resident's guests who are not aware. We are also working on abuse of the boat yard and the back gate. There is a house on 630 Portside which has been empty for at least a year—it's in probate and it is covered with mildew and mold and it is overgrown with bushes up over the roof of the house. I think something should be done with this house. Evidently there are relatives that live in the community that don't do anything. We also had a major accident in front of the community this week. A resident pulled out and t-boned a sport utility and tipped it over. The truck was going 55 miles per hour and she hit it broadside. It's the second accident in front of the community where the person said they didn't see the vehicle coming. If they didn't see the vehicle coming, they might not see you coming in your golf cart, which has already happened here on Starboard once before. The other thing I want to mention is that I got a phone call on Tuesday from a neighbor who lives by herself. She said, "Carl, can you come over? I can't get the key out of my ignition and my car's not all the way in the garage." There was nothing wrong—she didn't have the car in park. I am making a point of this for a safety factor. This is not the first time we've spoken to her daughters, who said, "Oh, she's fine." She's not the only one in this same condition. We have an increased number of golf carts, and with people driving around here who can't see a car, it's going to become a major safety factor.

**Financial Secretary Annie McDevitt** – At the end of October, the Operating Account had a balance of \$201,771.00; the Capital Reserve balance was \$384,291.00; and the HOA account balance was \$33,866.00. Our income is still showing a negative, but we're improving that and since we still have a quarter left to go, we are working it down and we should be back on budget by the time the year is over—it's just that we had some extra expenses during the summer.

**TJW Representative Ed Hunter** – A reminder again with all the snowbirds coming back, if you need to change your address with me so that you get all of your mail, please let me know. If any of your guests are coming in, make sure that they are wearing the red wrist bands when they are in the pool or any of the common areas so that they are recognized as a guest. If you need them or need any extras, Muriel does have them down at the office. As far as the front gate is concerned, and calling the gate when you have guests coming in, they do not need to have a guest pass unless they are going to be parking down at the clubhouse or going to the boat yard. If they are going to the boat yard, you must be with them. If they are just coming to your house, they do not need to have a guest pass.

## COMMITTEE REPORTS

**Facilities Committee by Barry Barnett** – The Facilities Committee was approached by members of the Entertainment Committee and the Board President to see about replacing the four metal tables on the large deck beside the main room. Thanks to the help of Bob and Linda Keller, tables were looked at from many different stores and they found that the best available choice was at Oak Express in Holly Hill. Joe and I went up and looked at the tables and also talked to the management about the tables. They have an aluminum coating and are guaranteed for 2 years. The Facilities Committee recommends the purchase of four of these tables from Oak Express at a cost of \$2,679.54. We also want to thank Bob and Linda for their efforts in assisting the Facilities Committee with this project.

I have one other thing I want to bring up—the Wood Shop. Dale Busby and I have been looking after the Wood Shop for a little over a year. We’ve tried really hard to keep it clean and looking decent. We have a couple people using the Wood Shop who are not cleaning up after themselves. We have signs all over and we really would appreciate it if whenever you use the Wood Shop, take a few minutes to clean up after yourself.

**Pelican Pouch by Linda Walsh** – The Pelican Pouch has been trying to decrease the number of our printed copies. We print extra copies each month for the Ambassador Committee and it would be nice to know how many visitors come through each month on that committee and I don’t know who correlates things. I don’t even know who’s in charge of the Ambassador Committee. (Paul responded that Linda Bailey was the chair of that committee and they talked about how many copies they need.)

**Education Committee by Ginny Cierick** – Next Wednesday, we have a licensed insurance representative coming to talk about the Medicare changes that are coming. Please sign up on the board if you are interested in coming.

**Natural Area Committee by Jack MacCormac** – George Baker and I cut about 75% of the path, but all we did was trim it down. We have not picked it up or put it along the path for pick-up by Cut Right. I won’t be able to do anything next week, so the week after I plan on getting a crew together to do that pick-up. So please be patient with us on that one. (Someone then told Jack that Cut Right was in yesterday and they did trimming and picked up ten loads of stuff and the path is done.)

**Garden Committee by Diana Young** – I just want a little reminder out that the Garden Club is selling poinsettias. With the extra money we get provide the poinsettias in the lobby that we have every Christmas. So I’ll be out there after the meeting and we take cash, we take checks, and I’ll even take an IOU!

**Entertainment Committee by Linda Keller** – I want to remind everybody about the Garth Brooks tribute that is going to be a week from this Sunday. We are still selling tickets and we need some more people. Also Thanksgiving Dinner will again be held here in the club house and help is needed. It can't happen unless we have help—if someone here can handle a dinner for 140-150 people alone, let me know! If not, please sign up to help!

**Architectural Control by Bob Stevens** – One of the last assignments that Bob Overton had was to update the policies and procedures for the Architectural Control Committee. This is a way that we can make things happen without affecting covenants and so on. There are a couple of things that we tried to do. One, we tried to update by removing references to things like antennae that are no longer in effect. We also tried to simplify some of the wording that was in the policies. We also tried to bring in some of the new things that people are looking for, like changing colors of houses, using pavers, solar cells, etc. I think we accomplished what we set out to do. There were some additional suggestions made by residents, but I think we can hold off and look at them at a later time. As far as painting houses is concerned, if you are simply refreshing and painting the same color, that is fine. If you are changing the color, the ACC would like to see a paint chip so that we can either approve it or turn it down. That is one of the main changes. Another major thing we did was to redesign the approval forms so that they make a little more sense now. We haven't updated and changed our policies in 9 years. We've been able to run through 670 changes in to property in those 9 years. I hope that we have in place now a policy that will hold us for another 9 years. The main thing is to be flexible enough to go along with city codes without having to redo our policies. We have a new building inspector in Edgewater now. We had gotten along very well with the previous fellow, but he is gone. A new broom always sweeps clean, so the new inspector is looking for things that went by before.

## **UNFINISHED BUSINESS**

**All items that follow were thoroughly discussed by the Board of Directors and by the Residents attending the meeting.**

The first order of business is to vote on the proposed budget for 2015. Just an apology that the proposed budget that was presented by Chuck at the meeting on October 2<sup>nd</sup> was not included in the mailing that went out with the voting. However, that is the budget that we are going to be voting on. That budget proposes an increase of \$15 per quarter. The budget total is \$753,640.00. It includes \$635,600 for the Operating Budget and \$118,040 for Capital Reserve. Paul asked if there was any discussion.

**Motion to approve the proposed budget for 2015 which includes an HOA increase of \$15.00 per quarter (\$12 for the Operating Budget and \$3 for Capital Reserve).**

Moved by: \_\_\_\_\_Ginger\_\_\_\_\_

For: \_\_5\_\_ Against: \_\_0\_\_

## NEW BUSINESS

**All items that follow were thoroughly discussed by the Board of Directors and by the Residents attending the meeting.**

**Motion to approve the purchase of the four tables for the clubhouse deck out of the HOA fund from Oak Express for \$2,679.54.**

Moved by: \_\_\_\_\_Annie\_\_\_\_\_

For: \_\_5\_\_ Against: \_\_0\_\_

**Motion to approve the revised and updated Architectural Control Committee policies and procedures as submitted.**

Moved by: \_\_\_\_\_Carl\_\_\_\_\_

For: \_\_5\_\_ Against: \_\_0\_\_

## MEMBERSHIP PARTICIPATION

**Linda Walsh (731 Navigators Way)** – I would like to ask the Board to consider raising money in other ways other than raising resident dues. I don't think anyone is happy with the \$15 increase in dues, particularly single income families. I would like to ask the Board to consider raising money in other ways—by our website, by charging realtors, by charging outsiders, and by charging for outside activities.

**Mickey Capria (606 Topside)** – There is a way that we would not have to pay \$15 by putting it to a vote to use money from the Reserved Fund.

**Sherman Taylor (703 Navigators Way)** – I'd like to discuss the vegetation trimming along the east trail. For the last few years my wife and I have been bringing this up. My understanding was they were going to trim in front of my house. I really feel like the trimming should be rotated—everyone should have a turn. Jack MacCormac responded by saying that the Natural Areas committee has only been able to trim 65% of the property along our shore. He explained that what they can trim is controlled by the state.

**Nancy Mallory (820 Navigators Way)** – I would like to suggest that there be an article in the next Pouch regarding people who take their dogs down by the boat ramp and don't pick up after them. People who have dogs down there need to pick up after them.

**J.R. Perog (523 Starboard)** – I have no view! Good pet owners always have poop bags—always! A complaint: no one in here would pass me on the highway. I am ten, sometimes twenty miles over the speed limit. I'm not bragging—that's just the way I drive. In here, speeding is ridiculous. I sit in my house on Starboard, and I'm the one who hollers to y'all, "Slow down!" We have people walking, we have people walking pets, we have grandchildren in here, we have bicyclists... what is wrong with us? Pass the word to your friends and family members. The speed limit is 20. It's for safety!

**Penny Griffith (730 Navigators Way)** – I'm chair of the Tabulating Committee this year and I'd like to say a special thank you to all the people who helped with counting the vote and also I'd like to thank the volunteers that we ended up not needing. Please volunteer for other things also. Very special thank you to Mary Hood for getting me through this the first year.

**ADJOURNMENT at 9:54**

**President Paul Wright then called the Annual Membership Meeting to order. This meeting was posted and advertised.** We did have a quorum of voters with those present and the proxies. Last year there were 287 proxies turned in and this year there were 273. We also had seven that were disqualified.

**Motion to waive the reading of the minutes from the November 7, 2013 Annual Membership Meeting.**

Moved by: \_\_\_\_\_ Barbara Yednak \_\_\_\_\_ For: \_\_all\_\_ Against: \_\_0\_\_

Ed Hunter asked people to please read their bylaws. There were a lot of write-in votes and according to the bylaws, you cannot have write-ins. Ed then read the section of the bylaws which states that nominations to the Board of Directors are to be made by the Nominating Committee or by nominations from the floor at the September board meeting. That is the cut-off point.

People said that the ballot itself said you could write-in. Ed said that that was an old ballot and it was an error that it was not removed from the ballot.

**President Paul Wright** then stated that the purpose of this meeting is to announce the results of the voting. First, the election of the three people to the Board of Directors: You are looking at your next year's Board of Directors. The winners were Annie McDevitt, Ginger Clark, and "me." Now we get to squabble about who gets what position next year.

Also, the results for the vote on whether to do a review versus an audit: 196 for the review and 78 for the audit.

Finally, the reallocation of excess income: 268 people voted for reallocation and 3 voted against. The reallocation is if we have excess income on December 31<sup>st</sup>. Right now we are running a negative, but we are working that down. The vote is to reallocate funds only if there is money left over at the end of December.

**ADJOURNMENT at 10:25**

**Carl Andreason, Recording Secretary** \_\_\_\_\_  
**Paul Wright, President** \_\_\_\_\_

**\* These are the "unofficial" minutes of the November 6, 2014 Board of Directors Meeting and are intentionally left "unsigned" until final APPROVAL at the next board meeting.**