

Byrnwyck Village
Annual Homeowners Meeting (Minutes)
October 17, 2004

A regular meeting of the Byrnwyck Homeowners Association was called to order at 6:05 p.m., on Sunday, October 17, 2004, at the home of Lee di Paci at 16302 Byrnwyck Lane. The president (Bruce Derby) was in the chair and the secretary (Betty Trava) was present. In attendance were 10 voting individuals and 11 proxies (list available through the secretary). A voting quorum was established (17 required). The minutes from the 2003 annual meeting were read and approved.

State of the Treasury:

Susan Hare, Treasurer, presented the proposed budget for 2005 (January 1 through December 31).

Susan advised that the association has been tracking to budget including the reserves, which have increased on schedule to be able to repave our roads. Total reserves are projected to be \$13,741 by December 31, 2004 and \$16,494 by December 31, 2005. Road repavement quotes received last year totaled approximately \$23,000 so at our present savings rate the money should be available within 4 years.

It was noted that an unusual amount of water was used during a couple of months last year. The problem was with our timer – watering was taking place more often than the system had been set to do; the problem was fixed.

Susan indicated that Byrnwyck FY2005 annual dues are \$300 and are due no later than December 31, 2004.

Lee di Paci made a motion to accept the Treasurer's report and it was unanimously approved.

Election of Directors:

The nominating committee (Patty Jeffords, Lee di Paci, and Lynne Damery) spokesman (Lee di Paci) nominated the following board members: Bruce Derby, Channing Applegarth, Betty Trava, Susan Hare, Patty Jeffords, Lee di Paci, and Jim Timko. Lynne Damery left the board; all other board members remain the same from 2004. No other slate of directors was offered. No additional board member nominations were proposed. Larry Declerq made a motion to elect the slate presented. The motion was seconded and approved unanimously.

Old Business:

Roof cleaning was needed at a large number of residences. Almost all roofs had been cleaned by this meeting.

New Business:

- There was discussion about speeding within Byrnwyck Village. John Demas made a motion to have an addition made to our speeding sign at the Byrnwyck front entrance to specify that the speed limit is 18 mph within the village. The motion was seconded and approved unanimously.
- There was discussion about the new owners (Florida Construction Services, Inc. – Mark Clements the Operations and Business Development Manager is our primary contact) of the Eagles Golf Course and what affect there might be from the change. Bruce Derby indicated that everything appears to be positive at this point. The sale included the golf course, the cell tower, and additional land to develop – 50 acres west of Starling Drive; an area currently zoned Commercial northeast of the primary entrance to the clubhouse; the Royal Troon area; and the south side of Starling Drive. In order to begin development they are seeking zoning approval from the county to build on the 50 acres that they acquired as well as the Commercial area above. The zoning meeting signs that you may have noticed at the Eagles' entrances have to do with these requests. Larsen is evidently willing to give up some of his density to facilitate their efforts and he therefore is a part of the rezoning request. There is also a plan in place by the new owners to make the clubhouse landscaping look nicer and to build a new park where the tennis courts currently are.
- There was discussion regarding what the new owners could do to get more participation from the Eagles homeowners for both golf as well as clubhouse activities.

Lee di Paci made a motion to adjourn. It was seconded and the meeting was adjourned at 7:50 p.m.