

Minutes
Royal Troon Homeowners' Association
Annual Meeting
Wednesday,
December 8, 2004
7:00 pm

Officers and directors present included: Gary Schnepel, Jelena Mulin, Lindsay Frame, and Hal Bowman. Apologies and explanation received from Anne Bowman and Don Conner. Also in attendance Leigh Slement (Property Manager) and homeowners.

The meeting was called to order at 7:11pm by Mr. Frame as President was expected later. Attendance was taken by signature of members. With certification of the proxies, a quorum was established for the meeting (25 homeowners = 22 in person + 3 by proxy).

Proof of notice was attested by the Property Group: A written notice of the annual meeting was mailed on November 19, 2004, 19 days before the meeting, which sufficed requirements outlined in Article II Section D of the ByLaws.

Minutes of the previous annual meeting held December 3, 2003, were read by Leigh Slement. Upon a motion by Mr. Meyer, the minutes were approved as read.

Reports of Officers and Committees:

Treasurers Report by Leigh Slement

Per Trials for end November 2004:-

Cash \$16,409.36

Reserves \$27,818.61

Expenses to Budget \$90,344.16 to \$84,447.00 (excluding painting capital expenditure of \$14,990.00 and \$750 for big oak removal as reimbursement expected from Mr. Lambos)

No delinquencies to report.

Upon a motion by Suzanne Opalinsky, the Treasurers report was accepted.

Election of Directors

Nominating Committee

Mr. Frame relayed the slate of Directors as presented by the Nominating Committee in the Annual Meeting Notice: Hal Bowman, Don Conner, Jelena Mulin, John Nye & Gary Schnepel. Mr. Hal Bowman requested his removal from the slate.

Nominations from the floor were requested.

Marleen DeZeeuw was nominated and she accepted. Nominations were motioned to close.

By motion and duly carried the following were nominated to the Board of Directors:-
Don Conner, Marleen DeZeeuw, Jelena Mulin, John Nye & Gary Schnepel.

Questions from the floor relative to the Adopted Budget were related to : request to change landscaping vendor, painting of further buildings which is not catered for in the Budget and reclaimed water progress.

3 Bids have been received for the Reclaimed Water plumbing. The cost is approx. \$15,800 to run a 2-3” pipe around the perimeter plus from \$380 to \$1K hook up charge per building. A one-time assessment was more favorable to a loan option or other for the plumbing when the County approves the still to be submitted application. Once reclaimed water is in use the savings realized could be utilized for painting of additional buildings.

By motion Hal Bowman, second by Mr. Meyer and carried unanimously that the first priority of the new Board must be to action within 30 days the finalization of the reclaimed water process and the membership assessment to fund the plumbing which shall not exceed \$500 per unit.

Other Open Discussion items:-

Carol Leahy mentioned a painting bid she obtained which should have been considered by the Board (8 buildings for \$29,700);

Roofing repairs and the need to secure a willing vendor;

Tile storage space at Golf Club Maintenance;

Flood Insurance (County requires collective attempt to appeal for rezoning);

New builder to be approached regarding building standard with objective to reduce future costs to Royal Troon;

Hillard Chemers advised that a handyman has been scheduled to perform gutter cleaning on December 15;

Irrigation faults to be reported to Leigh;

Sidewalk power cleaning and liability insurance coverage with respect to sidewalks;

Damaged TECO leased light pole.

There being no further business the meeting was duly motioned by Suzanne Opalinsky/second by Teddy Lambos to adjourn at 8:00pm.

The newly elected directors reconvened to appoint officer positions.

Duly motioned/seconded and carried unopposed that:-

John Nye be President;

Gary Schnepel be Treasurer;

Don Conner be Secretary;

Jelena Mulin remains as Royal Troon Eagles Master Association Representative Director.
& Marleen deZeeuw

The meeting adjourned at 8:30pm.

Minutes prepared by: Leigh Slement