

TURNBERRY AT THE EAGLES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
Held December 6, 2004
At The Eagles Golf Club, 7pm

Meeting was called to order at 7:00pm by Vice-President Marie Pearson. Roll Call of Board Members introduced the following present: Marie Pearson, Elliot Deutsch, Oz Jensen, Rob Minisci and later Bob Caliri

Absent with apologies and explanation: Diane Lupia

Also in Attendance: Leigh Slement – Property Manager and
20 homeowners present in person; and 30 by proxy.
A total of 50 met quorum requirement of one-third of
147 homeowners.

By motion Rob Minisci/second by Elliot Deutsch and carried unopposed to approve and accept the Minutes of the previous Annual Meeting held December 4, 2003.

Treasurer's Report: by Leigh Slement for Diane Lupia

As at end October 31, 2004. Cash in bank = \$2,002.34 + Reserves \$39,445.51;
Expenses to Budget = \$60,716.81/\$45,910.00 with a dollar amount of R6,500 owed to the Association by US Homes (\$4,000) and the County Grant project (\$2,500).
Delinquency Report reflects 3 homes in mortgage foreclosure status and which have outstanding dues in the amount of \$1,565.20 including \$515 of miscellaneous fees relative to maintenance and legal fees.

By motion Oz Jensen/second by Elliot Deutsch to approve the Treasurer's Report as presented...carried unopposed

Election:

Two nominations were acknowledged received by mail : Carolyn Acton & Bobby Holbrook.
Nominations from the floor were called and none were received.

By motion Elliot Deutsch/second by Rob Minisci to close nominations...carried unopposed.

Both interested candidates introduced themselves and all the current Board Members' interest to re-run was expressed to those present.

By motion Marie Pearson/second by William Quillen to increase the Board to 8 Directors and elect all 8 interested candidates as follows to the Board of Directors for the year 2005 and waive the need for a secret ballot vote...carried unanimously

The following Board of Directors was elected: Carolyn Acton, Bob Caliri, Elliot Deutsch, Bobby Holbrook, Oz Jensen, Diane Lupia, Rob Minisci & Marie Pearson.

December 2004 Annual Meeting Minutes contd.

The following was covered during open discussion:-

- a) vacant home on the corner;
- b) new development including community park and the public zoning hearing;
- c) yard of the month was a good thing;
- d) holiday decoration committee was thanked;
- e) lion statues status;
- f) directories should be posted to the website;
- g) articles of incorporations and bylaws were not recorded;
- h) was approval sought for some modifications noted;

Mr. Walter Young volunteered towards assistance on Architectural Control Committee

By motion Marie Pearson/second by Oz Jensen and carried unopposed to have the Board review a paint color wheel.

Rob Caliri apologized for his late arrival and thanked all those present for attending

Meeting was duly motioned to adjourn at 7:45pm
Minutes prepared by Leigh Slement January 15, 2005.