

**Prestwick Homeowner's Association
Annual Meeting – Eagles Clubhouse
Minutes
October 22, 2003**

Board Members Present: Mike DeRose, Lois Jost, Teri Ferrin, Terry Peacock and Ralph Evans (via proxy)

Approximately 25 homeowners present.

Meeting was called to order at 7:25pm. Mike DeRose presided over the meeting due to the absence of President, Ralph Evans.

1. Motion made to approve minutes of last years meeting, motion 2nd and approved.
2. Lois Jost read a letter from outgoing President Ralph Evans stating that he was out of the country and wished everyone on the new board good luck and thanked everyone for their support.
3. Repaving: At the last board meeting John Mulvihill was going to update the 3 quotes for repaving of Prestwick Village. John is a city engineer for the City of Oldsmar. Budget that was set for 2004 for repaving is approximately \$36K. It is estimated that the project will take 3-4 days. John was absent from the meeting therefore the status of the 3 quotes is unknown. Several homeowners including Mohamed Zayan and Paul Vandercook offered to review the proposal. Mohamed may be able to provide names of other paving companies. It was decided at a previous board meeting that the paving should take place this coming year and therefore it is believed that the project will go forward. Mohamed Zayan suggested that we needed more specifics for the paving and that a time frame should be established. The new board will decide. It was also stated that the Master Association has decided not to do repaving this year.
4. Treasurer's Report: Mike DeRose
HOA dues will remain the same at \$275 per year for 2004.
\$35K has been budgeted for the repaving project for Prestwick
Expenses have increased each and every year and the HOA fee has remained the same.
All street signs and posts were replaced at a cost of \$1500.
Management company raised it's rate from \$125 to \$150 per month
15-16K is presently left in reserve fund.
Cost of new timer, sprinkler head replacements and repairs, new landscaping including plants and mulch, tearing out of old plantings and labor cost app. \$2200.

Discussion ensued regarding the front entrance. A few homeowners commented that the front entrance did not look good. Mike and Lois explained that the people that were contracted to do the landscaping and maintenance are no longer in business and that a new company has been hired to do mowing on each side for \$600 per year and another company is maintaining the front entrance by trimming, weeding, mulching and replacing the annuals 3-4 times a year. New annuals will be planted in the upcoming weeks.

Discussion ensued regarding the present management company. Several homeowners felt that the present company was not pursuing covenants restrictions violators as well as they could be. Discussion both pro and con. Many felt that the board could be relieved of pursuing violators in a "neighbor to neighbor" situation with a more proactive management company where others stated that we did not want to become one of the HOA's that you read about in the paper who may overstep their boundaries. Terry Peacock who was the Covenants & Restrictions Chairperson stated that our bylaws provide little to no recourse to violators and that placing liens on homes and getting attorneys involved is very costly. It was also noted that Seaboard Arbors has been

our management company since the inception of Prestwick Village. One homeowner suggested that we seek bids from other management companies and make the bid more competitive. The decision will be determined by the new board.

5. Social Committee Report: Teri Ferrin.

Teri thanked those who have hosted the socials this past year and stated that we are seeking a new volunteer for the next social. She is also seeking new committee members to help her with other ideas and suggestions.

6. Covenants & Restrictions: Terry Peacock

Terry reported that there have been no new reports of violations. Withold Schattner stated that his bird complaint (Noise Nuisance) was never addressed and he was again told by Terry that the board decided that he needed to address the problem with the county and that they must have more than one person complaining in order to address this issue. Terry again addressed the issue of our rules not being enforceable by lack of stated penalties and fines. Terry stated that this is an ongoing issue that needs to be addressed and has been attempted to be addressed by many previous boards of which Mr. Schattner was a member of. This will be a matter for the new board to address.

7. Nomination and Election of the new 2003-2004 Board of Directors:

Lois Jost, Chairperson of the nominating committee presented the 7 nominees that were presented to the nominating committee (Randi Blitman, Mike DeRose, Teri Ferrin, Bill McCarthy, Dennis Schrader, Tom Scoggins and Mohamed Zayan). Jim Foundoulis questioned why Withold's name was not on the ballot on the agenda that was dispersed at the meeting and Lois said that she had removed his name upon his request prior to the meeting. Withold Schattner nominated 2 additional names (Ginny Polege and Jim Foundoulis). Jim Foundoulis nominated Withold Schattner. Ginny Polege decided to withdraw her nomination. A motion was made to accept the 9 nominees. Motion was 2nd. Motion passed.

2003-2004 Prestwick Board of Directors are:

Randi Blitman, Mike DeRose, Teri Ferrin, Bill McCarthy, Dennis Schrader, Tom Scoggins, Mohamed Zayan, Jim Foundoulis and Withold Schattner.

Motion to adjourn was made at 8:25pm