

Minutes
Royal Troon Homeowners' Association
Annual Meeting
Wednesday,
December 3, 2003
7:00 pm

Officers and directors present included: Gary Schnepel, George Pasisis, Jelena Mulin, Frank Opalinsky, Lindsay Frame, Hal Bowman and Anne Bowman. Also in attendance were Leigh Slement Property Manager and additional homeowners.

The meeting was called to order by Mr. Schnepel at 7:13. Attendance was taken by signature of members. With certification of the proxies, a quorum was established for the meeting.

Proof of notice was attested by the president.

Minutes of the previous annual meeting were read by Mrs. Bowman, secretary. Upon a motion by Mr. Pasisis, the minutes were approved as read.

Reports of Officers and Committees:

Mr. Mulin, Project Manager for new unit construction reported that the end unit nearest Nine Eagles was sold and a contract pending on the middle unit. He reported completion is anticipated mid January, 04. Mr. Lambos added that the four unit building will be constructed next – three of which have been sold. Permitting and ground breaking anticipated mid-January, as well.

Welcome/Social Committee:

Mrs. Bowman reported that the holiday social would be held at the Craigend cul de sac beginning about 2:30 on Sunday, December 14, 03. Mrs. Schnepel was thanked for the preparation of the directories she completed earlier in the year.

Report of Treasurer:

The 2004 budget, having been adopted by the directors at the previous monthly meeting and mailed to homeowners was reviewed by Mr. Opalinsky, treasurer. The 2004 budget includes an increase in the quarterly fees from \$460 to \$500. A copy of that budget is included with these minutes. Upon a motion by Mr. Pasisis, a \$400 payment due for over two years from previous homeowners was cancelled due to failed attempts to collect.

Landscaping:

Mr. Frame reported landscaping maintenance is improving largely due to the efforts of our new property manager, Leigh Slement. Mrs. Slement explained her office and responsibilities in serving the board and homeowners. She reported that U.S. Lawns, is on probation for improved services and other bids are being considered.

Maintenance:

Mr. Pasisis reported difficulty with compliance by our roofing maintenance provider. Other contractors are being considered. Irrigation specialists are being interviewed. Bids for painting units are being entertained. Mr. Schnepel gave praise for Mr. Pasisis for his persistence in working with contractors throughout the years he had been a homeowner. Painting, along with other maintenance and repairs were discussed and deferred to the budget section under new business.

Eagles Master Association:

Mrs. Mulin and Mr. Lambos provided updates regarding new development on Race Track Rd. Road development is much less than was originally anticipated and the Eagles community is fighting the lesser accommodations. Regarding the cell tower, Mr. Lambos reported preparations for permitting are under way.

Election of Directors:

Nominees for Board of directors included: Gary Schnepel, Frank Opalinsky, Lindsay Frame, Hal Bowman, Jelena Mulin, Donald Conner and Anne Bowman. Mr. Myers moved to elect the nominees; motion passed.

New Business:

Miscellaneous discussion included: tree at the corner of Craigend Place and Burmah Court; number of coats of paint on the new buildings; reduced grass cutting schedule; further landscaping needs; an estimate for painting existing buildings at \$55 K for 10 buildings; the development of a schedule for painting. Mr. Schnepel requested Mrs. Slement to research the possibility for a loan for painting the buildings. Mr. Schnepel further suggested that proper building maintenance is important in the next several years to keep our home investments sound within a framework of fiscal responsibility. He offered that the board will establish a painting and roof cleaning schedule.

Board meetings will be held at the clubhouse.

Reclaimed water was discussed; next step is to have meeting with Kelly Kiner (w/ Hillsborough Co), Bill Lamos, Gary Schnepel, Peter Mulin to determine what is needed and what the cost will be. Mr. Lambos offered to arrange the meeting.

Mrs. Slement reported she has applied for a grant to enhance the entry to Royal Troon.

Upon a motion by Mr. Lambow, **the meeting was adjourned at 9:00.**

The newly elected directors reconvened to appoint officer positions. Upon a motion by Mr. Bowman, the present officers - Mr. Schnepel, Mr. Opalinsky and Mrs. Bowman agreed to remain in place with Mr. Conner as a member-at-large. The meeting was adjourned.