

# THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.

## ANNUAL AND BUDGET MEETING MINUTES

DATE: DECEMBER 4, 2019 - 6:30 pm

LOCATION: Seminole Recreation Center

### I. Amendment Meeting

- A. Certify Quorum of the Board and Membership: Four (4) board members and 28 members in attendance at the annual meeting with nine (9) proxies mailed into AmeriTech. Total 41.
- B. Richard A. Zacur, Esquire, TG's HOA attorney discussed changes to the Declaration of Covenants and provided an update on legal matters facing residential HOA's.
- C. Vote results: Meeting suspended for up to 90 days to collect the required 58 votes. Votes collected on January 6, 2020. Reconvened meeting on January 10, 2020 at 6 pm at 10217 Golden Eagle Drive to announce votes.
  1. Amendment 1 (prohibit fractional ownership) 58 "Yes" Votes and 1 "No" Vote
  2. Amendment 2 (fences, gates and walls shall not exceed five (5) feet and shall not be placed between Front Street Line and Front Dwelling Line) 59 "Yes" Votes and 0 "No" Votes.
  3. Amendment 3 (allow residents 48 hours to prepare their recreational vehicles for use) 58 "Yes" and 2 "No" Vote.
  4. Amendment 4 (ensure all permanent and portable equipment will be placed in the most visually appealing place possible or removed at dusk). 59 "Yes" Votes and 2 "No" Votes.
  5. Amendment 5 (excess association revenue will be rolled over into the following year's budget) 59 "Yes" Votes and 0 "No" Votes.

### II. 2020 Budget Meeting

- A. Board Attendance: Bob Jahnke, Susan McClellan, Alan House & Joe Disharoon.
- B. Majority vote to roll over 2019 excess funds.
- C. 2020 Budget approved

### III. 2020 Annual Meeting

- A. Call to Order: 6:45 pm
- B. Proof of Notice: Posted December 2 - 3, 2019
- C. Certifying of Proxies & Establish Quorum: 32 attendees. Quorum Established.
- D. December 3, 2018 Meeting Minutes Approved.
- E. TG Update:
  1. Security Cameras have been installed. Only one vehicle burglary reported since installation.
  2. New signs installed for "No Solicitation", "Deed Restricted Community" and "Alligators."
  3. Littoral Shelf and Lily Pads have received more treatment and are under control.
  4. Mailbox maintenance costs: \$600 for new mailbox, \$100 to refurbish. Examples of what is acceptable/not acceptable posted on website, along with vendor contact information.
  5. Participation in the November 1st yard sale was very limited by TG's members.
  6. Halloween Security was well received by majority of TG members. Lots of foot traffic, but no cars. Need to secure a permit from the City of Seminole for subsequent years.
  7. Christmas lights were contracted to be put up this year. Vendor canceled at the last minute and we were unable to find an alternative vendor. Many thanks to Alan House and David Shanks who volunteered to put up and take down TG's Christmas lights at the front entrance.
  8. Test LED lamp is scheduled to be removed by Duke Electric.
  9. Erosion of storm drains have been reported to the city. The City's Public Works Dept. is aware and overwhelmed by the backlog of work to be done.
  10. To maintain our subdivision, rust caused by shallow wells needs to be removed from the sidewalks by adding bleach because the city will not maintain them for us.

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### **IV. Election of New Treasurer**

- A. Call for Candidate Nominations from the Floor: Alan House nominated Stella Lima.
- B. Introduction of Candidates: Stella is a long-standing and well respected member of TG. She has served on the board in prior years.
- C. Close of Nominations: No additional volunteers.
- D. Appointment of Persons to Assist in Counting Ballots: N/A
- E. Casting of Ballots: Unanimous vote for Stella Lima to become Treasurer.

### **V. New Business**

- A. The Design Review Board will revise the manual to ensure alignment with amendments.

### **VI. Next Board Meeting: TBD**

### **VII. Meeting Suspended Until Votes Have Been Collected: 8:30 pm**

**Meeting Adjournment: January 10, 2020 @ 6:05 pm**