

Callaway Greens Homeowner's Association, Inc.
Annual Meeting Minutes
March 24th, 2008 3:00 P.M.
Gateway Golf & Country Club

APPROVED MARCH 2, 2009

Call To Order / Establish Quorum

The meeting was called to order by Susan Delihias at 3:03 PM. An affidavit was presented at that time by the Community Association Manager which documented the mailing of the First and Second Notice for the Annual Meeting to all of the membership.

A quorum of the membership was then established with 41 members in attendance either in person or by proxy.

Approval of the 2007 Annual Meeting Minutes

Motion: Susan Delihias made a motion to approve the 2007 Annual Meeting minutes as submitted. Dee Poehailos seconded the motion. The motion was unanimously approved by those members in attendance.

Election of Directors

No member submitted an *Candidate's Notice of Intent to Run* form to serve on the 2008 Board of Directors prior to the meeting date. Susan Delihias opened the floor for nominations for the two (2) board positions available on the 2008 Board of Directors. Two (2) nominations were made and seconded from the floor. Since there were two names nominated and two vacant board positions, no voting needed to take place. **Mary Rodenkirchen and Jennifer Fricker** were elected to the Board of Directors. They will each serve a two (2) year term, as stated in the governing documents for Callaway Greens.

Vote on Financial Waiver

Ballots referencing Section 720.303 (7) of the Florida Statutes were distributed to all owners in attendance at the annual meeting. Per the statute, dependent upon the total annual revenues, an Association is required to prepare a compiled, reviewed, or audited financial statement unless a majority of the voting interests present at the membership meeting waive this requirement. The membership voted (13-0) to prepare a 2007 report of cash receipts and expenditures in lieu of a compiled or reviewed financial statement.

Reports

A. Treasurer's Report

Susan Delihias gave a verbal report of the Association's finances as of the end of 2007. She reported that the Association ended with a surplus of approximately \$6,500.00 with some additional services received. Homeowners will be receiving a copy of the year end report within the next couple of weeks.

B. President's Report

Susan Delihias touched on the following accomplishments in 2007 / reminders.

1. All homeowners received a copy of the amendment adding the cleaning of roofs to the Association's maintenance schedule. This work has already commenced for 2008.
2. Last year all sides of homes were pressure washed and the landscaping was pruned, fertilized and mulch applied, all on schedule before Thanksgiving.
3. With the current GSD watering restrictions, homes have better pressure, resulting in better watering patterns.
4. Homeowners received the 2008 Resident Contact Information Form which should be completed and sent to Property Management. This information is updated on a yearly basis. Also, be sure to notify Property Management when you move from one location to another so they know where to send correspondence.

5. Many residents have asked if the issue of unbundling is closed forever now that the vote has occurred. The answer is no. The unbundling issue requires an amendment to the declaration. An amendment may be proposed by either a majority of the BOD or not less than 1/3 of the voting interests of the association. In order to be adopted, the amendment could be approved by a majority of the voting interests present in person or by proxy at a duly called meeting of the members.
6. Reminder: Residents of Callaway Greens are subject to the Gateway Greens Documents (ie. Items which are a violation of the GG documents, leasing policy, etc).
7. Reminder: Changes to the exterior of a home (ie. Paint house a different color, change driveway, landscaping project, storm shutters, etc) must go through the Gateway Greens Master Association's Design Review Committee for approval. Forms are available on their website.
8. Website Reminder: Callaway Greens is callawaygreens.net. Gateway Greens is gatewaygreens.com.

C. Committee Reports

1. Landscape Committee: The committee needs a volunteer to serve as the chairperson for 2008.
2. Social Committee: An announcement of the upcoming events was provided.

With no further business, the meeting was adjourned at 3:31 P.M. by Susan Delihias with the announcement that the Board would convene at a later date to elect officers for 2008.

Respectfully Submitted,
Jeanne Roedding, CAM
Tropical Isles Management