

**Callaway Greens Homeowner's Association, Inc.**  
**Annual Meeting Minutes**  
**March 2nd, 2009 3:00 P.M.**  
**Gateway Golf & Country Club**

APPROVED MARCH 1, 2010

The meeting was called to order by Susan Delihhas at 3:09 PM. An affidavit was presented at that time by the Community Association Manger 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 66 members in attendance either in person or by proxy. Board members in attendance: Susan Delihhas, Jennifer Fricker, Julia Post and Mary Rodenkirchen.

**2008 Annual Meeting Minutes**

**Motion:** Susan Delihhas made a motion to approve the 2008 Annual Meeting minutes as submitted. Mary Rodenkirchen seconded the motion. The motion was unanimously approved by those members in attendance.

**Election of Officers**

Only one member submitted a *Candidate's Notice Of Intent To Run* form to serve on the 2009 Board of Directors prior to the meeting date. Susan Delihhas opened the floor for nominations for the three (3) board positions available on the 2009 Board of Directors. Two (2) nominations were made from the floor: Since there were two names nominated and one *Candidate's Notice Of Intent To Run* form submitted and three vacant board positions, no voting needed to take place. **Susan Delihhas, Steve Fatica and Stuart Young** were automatically elected to the board. They will each serve a two (2) year term, as stated in the governing documents for Callaway Greens. The Board acknowledged the leadership provided by Julia Post and Dottie Campbell while serving on the Callaway Greens Board of Directors these past two years and wish them the best of luck in their future endeavors.

**Gateway Greens Board Of Directors**

Callaway Greens homeowners were given an opportunity to cast their votes for the Gateway Greens BOD for 2009. The two open positions are for a two year term. Richard J Moerner and Brian L Mook, the candidates listed on the ballot received the highest numbers of votes and will be allotted 98 votes each from Callaway Greens which will be submitted to the master association in the form of a notarized affidavit.

**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 unanimously to prepare a 2008 report of cash receipts and expenditures in lieu of a compiled or reviewed financial statement.

**Proposed Amendment to Unbundle the Golf Memberships**

Presently, Callaway Greens is the only bundled golf community in Gateway Golf & Country Club. Fifty members of the community presented to the Board of Directors in writing their request that the Board hold a membership meeting at which Callaway Greens homeowners would vote on the issue of unbundling the golf memberships from a home in Callaway Greens. This would provide each owner the same rights as the remainder of the Gateway Golf & Country Club members. In response to this request, a proposed Amendment was drafted and mailed to the address of record for each homeowner in Callaway Greens. Homeowners were permitted the opportunity to speak on the topic at this year's Annual Meeting. Only three members signed in to speak on the matter: Alan Burton, Tom Koessel, and Ed Sachs. After much discussion a call to vote was taken. Fifty-three (53) members voted in favor of the proposed amendment; ten (10) members voted against the proposed amendment. Since the membership met the quorum

requirement for passing an amendment to the governing documents, the Board of Directors will move forward in contacting legal counsel to have the amendment filed in the public records of Lee County, at which time it will become effective. A copy of the recorded amendment will be available upon request and will be mailed to each homeowner after it has been officially recorded.

## **Reports**

### **A. Treasurer's Report**

Susan Delahas gave a verbal report of the association's finances as of the end of 2008. She also spoke on the status of the delinquencies of the association and what action has been taken to collect the past due amounts.

### **B. President's Report**

Susan Delahas reported on the community issues and discussed the following items:

1. Landscaping/Gateway Service District. Watering restrictions are still in place and must be adhered to.
2. Leasing requirements. Contact the Gateway Greens Master Association for forms to fill out if you will be leasing out your home.
3. Design Review. Any changes to the exterior of a home must go through the Gateway Greens Master Association for approval prior to commencing work.
4. Roof Cleaning Project. 2008 was the first year the association was responsible for this maintenance item. The roofs in the community look very good and the project is on schedule.

### **C. Committee Reports**

- a. Landscape Committee: The committee is looking for a chairperson for this committee for 2009.
- b. Social Committee: Sharon Fatica provided an announcement of the upcoming events.
- c. Architectural Review Committee: Denny Whitworth noted that the Gateway Greens Master Association is hosting a Community Workshop on March 23<sup>rd</sup>, 2009 for all of the Board Presidents within Gateway Greens.

With no further business, the meeting was adjourned at 4:19 P.M. by Susan Delahas.

Respectfully Submitted,  
Jeanne Roedding, CAM  
Tropical Isles Management