

Southern Woods POA, Inc.
Annual Meeting
December 5, 2018
Minutes

The meeting was called to order at 4:34 p.m. at the Southern Woods Golf Club located at 1501 Corkwood Blvd, Homosassa, FL. Board members present were: Jackie Antonacci; Richard Kopicki; Tom Ginther; and Tom Paslay. Megan Barker & Tina Little represented Villages Services.

A quorum was established at 30% of the membership in person or by proxy.

The Board of Directors introduced themselves to the members attending.

Nominating Committee:

Joe Hertrich turned in his intent to run for and one person is still needed for the Board of Directors. Ben Lee was nominated from the floor and Ben accepted the nomination. Nominations were closed and Ben Lee and Joe Hertrich are the new Board members. The ballots have been closed at this time for the budget and proposed amendment.

Minutes:

Kurt Johnson moved to waive the reading and approve the 2018 Annual Meeting minutes, seconded by Bob Tenbrook. All were in favor and the motion passed.

Treasurer's Report:

Tom Ginther discussed the financials for the 2018 calendar year. The Association has contracted with Smart Collections to work on past due owners and collecting balances due. **Ben Lee moved to approve the Treasurer's Report, seconded by Kurt Johnson. All were in favor and the motion passed.**
The 2019 Budget has been approved by the membership in person or by proxy by ballot vote.

President's Report by Richard Kopicki:

Electricity repairs were made on Deerwood entrance and Corkwood St. and repairs were made to the irrigation system due to lightning damage. The Preservation of the documents was sent to the membership in the form of an amendment to the fence restriction in the Southern Woods covenants. The amendment did not pass by the membership and the Association will have to send out an additional notice to the owners with the importance on voting for the fence change in order to preserve the documents and save the Association money. The ballots can be extended an additional 90 days according to Florida State Statute 720.

Resident Questions:

An owner on Deerwood is looking for assistance from other owners on how to successfully get rid of gopher mounds. Other owners suggested going to Ace Hardware as they sell traps for the gophers.

Adjournment:

With no further business to discuss, at 5:01 p.m. the Annual Meeting was ended but not adjourned in order to collect more ballots for the fence amendment/preservation of covenants.

Submitted by: Megan Barker

Approved by: _____
Jackie Antonacci, Secretary

Date: _____

DRAFT