

Curtis Pond Owner's Association Annual Meeting Minutes
Charles Mack Center
Monday April 30, 2007

Attendees: Paul Greiner - Cedar Management
Diana Kennedy - Paralegal, HOA Attorney's Office
LaRocha Moore - HOA Attorney
Marcia Place - Interim Board Member
Bob Bankhead - Interim Board Member
Curtis Pond Owner's Association Members
1 Phase 2 resident (Holding 1 Member Proxy)

Diana Kennedy called the meeting to order at 7:15pm. She announced that she would be assisting in running the meeting. She went over the rules that would be used to conduct the meeting.

Diana proceeded to introduce the "Interim Board", Marcia Place and Bob Bankhead. They took the podium in turn and made opening remarks.

Paul Greiner from Cedar Management was introduced. Paul reviewed the 2006 budget and actuals.

Paul then went over the 2007 proposed budget.

Paul explained that there was a deficit for 2007 and that it was due to the large increase in attorney fees already spent and the loss of annual assessments from phase 2,3 and 4 homes. Paul asked for questions from the floor at this time.

After a brief question and answer period, Bob Bankhead explained that we have a new pool management company, Aqua Tech. Bob entertained questions from the floor.

Paul then closed the financial discussion and gave the floor back to Diana Kennedy.

Diana took the podium and announced that the members were going to vote on ratifying the budget with an increase of 5% for 2007.

Diana explained that 51% of the community needed to vote the new budget increase down in order for it to not pass automatically.

Resident statement from the floor - "I must say that this is the first time I have ever been asked to vote for an increase in my budget in years. In the years past there have been increases to my dues without my knowledge or vote. It is about time I get to vote on it."

Diana stated, "Congratulations I am glad that you were finally able to vote on your budget increase. Progress already."

Bob stated, "At this time Marcia and I would like for you to pass the budget with the increase of 5% to \$319.70 per year."

Marcia stated, "The new permanent board needs to look into adding funds like pool entrance fees etc. to offset the budget."

Resident question from the floor – "Is there a quorum here?" Diana answered, "55 people would make a quorum for phase 1 and we have 145 present, that is either through proxy or present at this time."

Paul then stated, "Remember you do not need a quorum to vote on the budget, the increased budget will automatically pass if there are not 51% of NO votes."

Diana and several women from Cedar handed out the budget vote and all attendees voted and handed in their ballots.

Diana then asked for the nominating committee to approach the podium.

The committee greeted everyone and explained that they would be passing out bios from candidates.

They explained that the nominating committee had organized a group of questions, 14 to be exact, and that they would ask each candidate one or two of those questions.

Marcia explained that she and Bob had nothing to do with the committee other than working together to form it. She further explained that since both she and Bob would be running it would not be ethical if they took part in any other aspects of this committee.

Paul took the podium and explained that nominations would be taken from the floor and that those candidates would be added to the list compiled from those nominations mailed or faxed to Cedar. He stated that candidates could nominate themselves. He then opened the floor for nominations. The floor nominations were as follows:

- Rich Hagens – nominated by Peter Russo and seconded by Eric Davis.
- Peter Russo – nominated by Josh McAllister and seconded by Meredith Newbauer and Bella Hux.

The nominations made by mail or fax in advance of the meeting:

- Marcia Place
- David Coble

- Bob Bankhead
- Marcus Shipp
- Erkan Sahinoglu

David Coble asked why some of the names of those listed as candidates were not in attendance.

Marcia explained that some of the candidates were from the prior list for the original meeting back in February. She explained that some may have changed their minds and she believed one of them was a phase 2 resident.

Resident question from the floor - "Even if you are a phase 2 resident can't you still run for the board?"

Response - "Yes anyone can run for the board but only phase 1 residents are entitled to vote."

Paul read the complete list of candidates who were present:

- Rich Hagens
- Peter Russo
- Marcia Place
- David Coble
- Bob Bankhead

The nominating committee took the podium and explained that they had 14 numbers placed in a hat that corresponded to each of the 14 questions written for the candidates. Each candidate would pick a number out of the hat and answer the corresponding question. Due to time constraints only 1 question would be asked of each candidate.

Eric Davis asked, "Are we electing a total of 3 seats?" Paul answered, "Yes."

Each candidate was then presented with a question and given an opportunity to answer it.

The ballots were distributed.

Paul announced that the budget vote had been tallied and the budget had been ratified with a 5% increase of the Annual Assessment: from \$304.50 to \$319.70.

Paul went on to explain that 51% of the Members eligible to vote, or 140 NO votes would have been required to vote down the 5% increase of the Annual Assessment. There were a total of 105 No votes, from Members present or represented by proxy, which meant the budget was automatically ratified along with the increase in dues.

Resident statement from the floor - "Maybe if residents knew that they would be voting on the budget maybe more people would have shown up."

Diana stepped to the podium and answered, "It is stated very clearly on the agenda that this vote was taking place, everyone in phase one received a copy of this agenda. I am sorry if you are unhappy with the answer but everyone received it."

Paul proceeded to announce the names of those elected to the Board of Directors:

- Bob Bankhead
- Peter Russo
- Rich Hagens

Meeting was officially adjourned at 8:55pm