

Townewest Homeowner's Association, Inc.
Annual Meeting Minutes
July 8, 2021

Due notice of meeting, with no quorum established the Townewest Annual Homeowners Meeting was not held. Board President, Robert Fuentes did open the floor for reports from the Board and management company; as well as General Discussion for homeowners at 7:05 P.M.

Minutes

Rachel Rivera read the 2020 Annual Homeowners Meeting minutes aloud. A copy was also provided to residents in attendance.

Financial Report

Board Treasurer, Miriam Lewis and Rachel Rivera of MASC Austin Properties, Inc. presented the financial report stating the association held \$752,339.76 in the various accounts as of December 31, 2020, with a collection percentage of 95.12% of the 2020 assessments. It was also reported the association held \$733,533.57 in the various accounts as of June 30, 2021 with a collection percentage of 93.79%. The 2020 budget was presented to all in attendance. API reported the owner occupancy is approximately 72%.

Presidents Report (Verbal report provided in English and Spanish)

Board President, Robert Fuentes reported on the accomplishments for the 2020 – 2021 year which included parking lot pressure washing and restriping at Gulf Stream Park and the pool area; park bench and picnic tables refurbishment at Gulf Stream Park and the pool area; the implementation of the Facilities Maintenance Contract with Monchie's Cleaning; tree trimming and dead tree removal in the common area; The approval of landscape improvements along Townewest Blvd.; trash can refurbishment at the pool area; pressure wash the tennis court and soccer areas; Community events held such as the Spooktacular Celebration, Halloween Decorating Contest, Townewest Giving Tree and Spring Celebration; the TownSq implementation; and the COVID-19 Response. Robert Fuentes went on to report on the Goals set for the 2020 – 2021 year which include the continuation of all community events, Yard of the Month contest and Holiday Decorating Contest; reopening the clubhouse for rentals; landscape improvements at remaining entrances; monument sign upgrades; tennis & soccer court improvements; and Gulfstream Park Volleyball Court Improvements.

Absentee Ballot Election of Directors

It was announced that one (1) position was available for a three-year term. Mrs. Angela Massaro and Mr. Goran Mandich ran for election as new candidates. There were no nominations from the floor. Both candidates were allowed to introduce themselves to the attendees. After all votes had been tabulated, Rachel Rivera was announced Mrs. Angela Massaro was elected to the Board of Directors with 84 votes.

A General Discussion for homeowners was held with items discussed relating to the budget, financials and deed restriction enforcement.

With no further business, the election was adjourned by Robert Fuentes at 8:30 PM.

Submitted by:  , Agent

Approved by:  , President

 , Secretary

Date: 8/12/2021