

Westminster Wood

NOTICE TO ASSOCIATION OF A MEETING OF THE BOARD OF DIRECTORS

DATE OF MEETING: Monday, November 8, 2021

TIME OF MEETING: 6:33 P.M.

PLACE OF MEETING: Sanborn Activity Center, 815 Alabama Ave., DeLand, FL

BOARD MEMBERS IN ATTENDANCE: Dionne West, Bruce VanKirk, Monique Colwell, Steve Stevens

CLASS A MEMBERS IN ATTENDANCE: Arendale, Bridges, Cheney, Copeland, Davis, Davidson, Doughton, Espana, Figenschier, Flowers, Giberti, Hutchinson, Jakobowski, Moret, Ogunfeditimi, Parker, M., Petzold, Rhodes, Ruf, Sledge, and Strini B., Watson.

Steve Stevens brought greetings and addressed the group. He spoke to the fact that we are a community, that this is not about us as individuals and we need to work together. We are an all-volunteer board currently working without defined processes and outdated Covenants and Restrictions. Unfortunately, we have community members who are not willing to follow the rules. The association cannot keep the status quo; also, we need to be kind and respectful to each other. Attached is the complete verbiage from Mr. Stevens' address.

- A community member asked what the expectations of the meeting are. Steve Stevens replied, he would like an open honest discussion regarding the needs of the community that will then lead to further dialogue.

AGENDA:

The order of business for the urgent meeting of the Board of Directors shall be:

1. Discussion from a PMI representative of the advantages of having a property management company.

Teresa Schwarz and David Pierce from PMI Property Management spoke to the community members in attendance regarding the services they can provide as outlined in their original proposal and draft contract. Both items are attached. They will work directly with the board on all matters, maintain monthly financial report, work with vendor contracts for maintenance and special projects. Billing and invoicing when necessary. Follow up with homeowners who are delinquent in paying their annual dues.

Community members will be able to contact PMI directly if they have concerns regarding activity in the community where the C&R's are not being followed. PMI will pursue all

avenues available through or C&R's when these issues come up. suggested that we use someone who specializes in HOA law.

The general duties of PMI regarding the ARB, is to collect the forms and information from the homeowners, review for completeness, and then pass along to the board for a final decision. That process is included in their monthly fees.

PMI will do monthly drive throughs in the neighborhood.

Teresa spoke at length about the need to update the current C&R's and explained that it is a very lengthy process. We need to bring them into compliance with the new 2021 State Statute 720. There have been changes with State laws. This can be accomplished working with PMI as well as the board and community to update and make necessary changes. A vote would have to be taken to get 60% of community approval prior to submitting a draft to the attorney. Teresa also suggested that since we are required by current rule to have a 60% quorum that we do a community survey to gauge the interest of the community in moving forward, with PMI and the process.

All the work that PMI will do, will be in conjunction with the board and community

Several concerns and questions were brought up during the evening.

- Where is PMI located?
They are in downtown Deland on Indiana Ave,
- Several folks wanted the board to just redo the C&R's without hiring an outside firm.
- There was concern regarding additional cost such as mailings. The fees are outlined in the draft contract.
- There was concern about the yearly contract cost being raised. PMI said that they were not raising the rates for 2022 and that when a raise would be applied it would be based on the cost of living. Also, there is a sixty-day auto renewal period that allows the community to discontinue their service.
- There was additional concern regarding property values, if folks are allowed to continue making changes to their property as in the past with the metal building. It is thought that at this time the building has not affected the value of any of the homes that have sold in the last 3 months.

2. **Adjournment:** 8:10 pm

3. **Next Meeting:** Our Annual General Meeting will be held on Monday, December 6th, 6:30 PM at the Sanborn Center, located at 815 Alabama Ave., Deland, FL 32724.