

Saratoga at Lely Resort
Annual Meeting
January 23, 2014 Members' Meeting

Call to Order and Certifying of Proxies: President Bobby Kelly called the 10th Annual meeting to order. Board Members, Hal Bardon, Blain Hicks, Cynthia Knight and John Jensen were present. Bonita Vandall, Manager, verified there were over 50% members' present/proxies with 66 total. A quorum was established.

Proof of Notice of Meeting or Waiver of Notice: Bobby Kelly reported that notices were mailed to all owners and posted on the Community Bulletin Board in accordance with Florida statutes. Bobby Kelly made a motion to amend the agenda adding Owners' Questions and Concerns as an item and seconded by Hal Bardon. All were in favor.

Reading and Disposal of Last Year's Minutes: Jan Finander Scott, Recording Secretary, read the minutes from the 2013 annual meeting. Bobby Kelly made a motion to approve the minutes as read. Andrea Coleman seconded it. Motion carried.

Report of Officers:

President: There being a quorum present of 66 unit owners, either in person or by proxy, Bobby Kelly stated it was the members' meeting and asked permission of the members to serve as chair and that Robert's Rules will govern.

Bobby Kelly said that we are blessed to live in this community is well maintained and managed. This is because of the board and the volunteers we have. It is the best and great place to live.

Bobby requests that all homeowners and renters follow the Rules and Regulations that we have. This is important to make the community a desirable place to live. If anyone doesn't have a copy, they can obtain a copy from Resort Management. It is necessary that all follow the rules involving pick-up trucks, motorcycles and pets. In addition, the temperature in the spa cannot be higher than 104 according to code so please do not change the thermostat.

Bobby requests that all homeowners follow the proactive maintenance suggestions sent to them including using the water shutoff valve be turned off when leaving the unit for an extended time, the A/C be serviced 2x a year, replace the hot water heater every 10-12 years, replace the dishwasher every 10-12 years, cleaning the dryer vents inside and out (1year for full time residence and 2years for seasonal) and have reinforced metal hoses for the washer and dishwasher

Thank you to the Board of Directors: Hal Bardon, Blain Hicks and John Jensen and Cynthia Knight

Thank you to committee Chairs: Bob Kelley and John Ruscito, Landscape; Diane Jensen, Communications; Peggy Kent, Social Committee; Jerry Knight, Pool and Clubhouse;

Yvonne Arbeit and her committee: Lights and Decorations

Stan Mohn – resident electrician

Bonita Vandall- property manager – welcome and thank you

Bobby requests that we need more unit owners to make a commitment to serve on the board.

He appreciates all homeowners input.

Bobby thanked all the volunteers for their time and effort.

Treasurers Report: (Hal Bardon)

Financials for the year will be available soon from the Auditor. We are under budget. There will be a small surplus.

We had unexpected costs due to the landscape problems and clubhouse repair.

No units are in foreclosure or under any liens

The Association is able to pay its insurance in full saving the Community a lot of money.

Director (Blain Hicks)

Appreciated his time on the Board, Impressed with Volunteers, provided Reserve Requirements to the Board

Reports of Committees:

Communication Committee: (Diane Jensen)

Community Directory The community directory is published every other year, and this is the year it is scheduled to be updated. Forms have been sent to residents with a due date. Blank forms are available. The forms are a little different this year. Residents are asked to sign if they give permission for their photographs to appear on the Saratoga website.

Newsletter Last year 3 newsletters were published. Newsletters will be phased out replacing it with a website. E-mails continue to let residents know info like upcoming meetings, socials, and letting them know when the website has been updated.

Website

The Saratoga website was published this week. The address is <http://saratoga-lelyresort.com>. It can be accessed just by typing saratoga-lelyresort.com. Like most websites it has a home page. Also it has links to Social Activities, Pet of the Month, Things You Should Know, Documents and About Us. The website is a work in progress and will be improved as time goes along.

Social Committee: (Peggy Kent)

There are pot luck dinners, coffees and cocktail parties planned. Dates were sent via e mail/posted

Pool and Clubhouse (Jerry Knight)

The following was accomplished this year: The rusted door replaced; spa resurfaced; wall plate installed, broom replaced, pool acid washed, plaque installed with thermostat instructions, vinyl lettering placed on waste cans, pool permit laminated, weather stripping replaced on thresholds, grout, double doors, slider tracks cleaned, outdoor shower chain replaced, new table tops and side tables replaced, New water heater installed, A/C drain rerouted, Cleaning service has improved.

Old Business:

- a. None

New Business

- a. Vote to Rollover Surplus 2013 funds

By proper motion by Bobby Kelly and seconded by Diane Jensen the vote to rollover surplus 2013 funds into the assessments for the next fiscal year were approved by a vote of 53 yes to 13 no. The motion carried.

- b. Discussion and Vote on the Proposed Improvements to the Saratoga Clubhouse

Cynthia Knight presented a comprehensive report to determine what could be done with county approval to improve and update the Clubhouse. Modernizing the clubhouse will increase the value of our properties and make the clubhouse more functional. The committee welcomed unit owners input and requests owners to put their ideas in writing to the committee. Many homeowners questioned the plans and made suggestions. Questions were raised about where the monies for this kind of renovation.

By proper motion by James Kent and seconded by Bill Penny the vote to give the Board permission to have the Clubhouse Committee submit proposals for renovation with a budget of approximately \$75,000 that comes from the accumulated Owners Equity Surplus funds was approved by a vote of 49 yes to 17 no. The motion carried.

Adjournment:

Bobby Kelly made a motion to adjourn the meeting, seconded by Hal Bardon. The motion carried.

Organizational Meeting

Call to Order: Bonita Vandall, property manager of Resort Management called the meeting to order. Board members Hal Bardon, John Jensen and Cynthia Knight were present.

New Business:

Elections of Officers:

Hal Bardon moved and Cynthia Knight seconded the nomination of Bobby Kelly as president.

All were in favor. Motion carried.

Bobby Kelly moved that Hal Bardon be nominated as Treasurer. Cynthia Knight seconded the motion.

All were in favor. Motion carried.

Bobby Kelly moved that John Jensen be Secretary. Hal Bardon seconded the motion.

All were in favor. Motion carried.

Designation of Authorized Check Signers and Signing of Bank Resolution Forms:

John Jensen moved and Cynthia Knight seconded that Treasurer Hal Bardon and President Bobby Kelly be authorized to sign checks. Motion carried.

Determination of Year End Financial Distribution:

It was agreed that in order to save money, this document would be sent to the association members upon written request. They will be notified in a separate communication to be included in the March quarterly statement.

Resort Management made a recommendation that the assignment of the registered agent be the Association's attorney. Any legal conflicts will be given to the attorney, Jamie Gruesel.

Assignment of the Association's attorney:

It was recommended that the Association retain the same attorney

Distribution of Board of Directors Responsibility Form:

Bonita Vandall, Property Manager distributed the forms to the appropriate members

Bobby Kelly made a motion and Hal Bardon seconded to approve the shredding of the Associations records from 2006 and prior years. All were in favor. Motion carried.

Adjournment:

Bobby Kelly made a motion and Hal Bardon seconded to adjourn the meeting. Motion carried.