

**Townewest Homeowner's Association, Inc.**  
**Annual Meeting Minutes**  
**June 13, 2019**

Due notice and a quorum established, the meeting was called to order by the President, Jack Goerz at 7:30 P.M.

**Minutes**

Reading of the minutes of the 2018 Annual Homeowners meeting were waived. A copy was provided to residents in attendance.

**Patrol Report**

Sergeant Bartay was present to report on the patrol activity and to hear concerns from the residents. Concerns regarding patrol, graffiti, and gang activity.

**Financial Report**

Dennis Shea presented the financial report stating the association held \$653,807.77 in the various accounts as of December 31, 2018 with a collection percentage of 96.58% of the 2018 assessments. Mr. Shea also reported the association held \$557,137.42 in the various accounts as of May 31, 2019 with a collection percentage of 93.96%. The 2019 budget was presented to all in attendance. API reported the owner occupancy is approximately 71%.

**Presidents Report**

April Pitarra reported on the accomplishments for the 2018 – 2019 year which included new roofs, paint and siding for the pool houses and clubhouse. The pool house restrooms were updated with new paint, drywall, cabinets, sink, exhaust fans, and partitions. New metal double doors were installed on the lap pool pump room and the pool motor was replaced for the large pool. A new cantilever umbrella was installed in the baby pool area. New cameras were installed around the pool monitor area. Power washing at Gulfstream Park included the exterior sidewalks surrounding the park, the driveway of the garage area, and parking lot. Irrigation repairs were made throughout the park area. In the common areas there was power washing of the sidewalks and parking lot around the club house and tennis courts. A new common area wood fence was installed along the clubhouse area. Landscape and irrigation improvements were added in front of the clubhouse. The pool wrist band program had a reduced cost this year from \$5.00 to \$3.00 with a trade in option for previous year's tags discounting the wristband cost to \$1.00. Community Events included Pancakes with Santa, Easter Egg Hunt, National Night Out and Splash Day. Some of the goals for the coming year included continuing community events, interior clubhouse upgrades, sidewalk repair and landscape grading at Gulfstream Park.

**Election of Directors**

It was announced that two (2) positions were available for election for three year terms with Mr. Robert Fuentes and Mrs. Kathryn Barclay running for election. Mrs. Pam Kelly and Mrs. Jackie Schmidt were nominated from the floor as write in candidates. Each candidate was given an opportunity to introduce themselves to the members present. After tabulation of the ballots, it was announced that Mr. Robert Fuentes (190) and Mrs. Kathryn Barclay (186) were elected.

An owner forum was held with items discussed relating to street parking, pool and clubhouse renovations, and deed restriction enforcement.

With no further business, the meeting was adjourned by Jack Goerz at 9:00 PM.

Submitted by: *Cynthia Peters*, Agent

Approved by: *[Signature]*, President

*Linda Torres*, Secretary

Date: *7-17-19*