**Minutes of Annual HOA Annual Meeting held January 17, 2023**

Meeting was called to order at 7:30 P.M. 26 lot owners were present in total per the roster. There were also 28 proxies provided and certified. A quorum was established such that we could proceed with the meeting and all associated HOA business.

Board members in attendance were Curtis Harreld-President, Roland Giener-Vice President, Patti Bowman-Secretary, Beverly Elko-Treasurer, Lisa Harreld-Board Member, Renata Rosander-Board Member

Proof of Notice of Meeting was discussed and established.

Approval of 2021 Meeting Minutes: The 2021 meeting minutes were approved unanimously by all in attendance.

Report of Officers and Committees:

Treasurer Beverly Elko discussed all TCHOA Expenses for the previous year and the budget for the current year. Handouts to all members included 2022 income/expenses and 2023 budget. Expenses for 2022 we more than expected given inflation and required cleanup for 2 hurricanes. There were also some additional maintenance issues that were unanticipated. The rationale for the $40 assessment increase was discussed as well. The board also informed the members that we needed to repair the north fountain and that it could be in excess of $4000.

Renata Rosander reported on the 2022 activities for all common area grounds and maintenance. This included new 2022 contracts for landscaping and pest control, resulting in a much-improved common grounds health and appearance. Renata and the board also clearly communicated to all members that services are being competitively quoted so that we can get good service at a reasonable price. There was also discussion on the extensive cleanup activities due to the hurricanes, as well as some common area fencing that was installed.

Lisa Harreld reported on Architectural Review Committee (ARC) activity and highlighted the importance of notifying the ARC of any property improvements and getting the improvements approved with the appropriate paperwork. Handouts of the Arc Property improvement forms (Letter of Intent/Application for Changes) were available for any residents that could use them. Curtis Harreld also explained the reasoning for the Resolution mailed in November 2022 and that a critical function of our board is to protect property values by ensuring improvements per our guidelines. It was also briefly discussed that any new generator installations going forward would require that any associated propane tanks be buried and not just covered from view.

Election of Directors: The 6 Existing Board members were nominated to continue serving for 2023. Phyllis Argyros has stepped up to act as a 7th board member. A motion was given and seconded to have the maximum (per our bylaws) of 7 members on the board. All board members were approved unanimously.

Unfinished business: Michael Codianne thanked the board members for doing a great job and appreciates all that has been done. Other residents concurred.

New Business: No issues or any complaints were voiced

The meeting was adjourned at 8:28 p.m.