

Wexford West Homeowner's Association
Annual Board Meeting Minutes: Jan. 10, 2017 – Palm Harbor Community Center

Meeting Called to Order: by President Dave McGerald at 7:00 pm.

Board Quorum Established: Dave McGerald, Gayle Lawrence, Joanne Duga, Pat Cieskiewicz, Kevin Poorman

Membership Quorum Established: 105 members confirmed by signed proxy and those in attendance.

2016 Annual Membership Meeting Minutes were read by President Dave McGerald: Jim Lenox motion to accept 2016 meeting minutes as presented - 2nd by Peter Golding. Motion passed by membership vote.

Old Business - Presidents Report:

1. President Dave McGerald reviewed community projects the board addressed in 2016.
 - a. A community beautification committee was created to address property violations
 - b. Several downed trees were removed from the park due to storm and wind damage
 - c. Replaced pump for pond fountains and filter for pond fountains
 - d. Installed new landscaping on ½ of the island entry at Alt 19. The other half will be completed in the future as funds allow.

Finance Treasurer Report – President Dave McGerald:

1. Dave McGerald reviewed 2016 year-end financial report. Association funds are in good standing with a carryover surplus. Dave opened the floor to members for budget questions.
2. Proposed 2017 budget was presented to the membership. Motion to approve made by Bob Heal, 2nd by Carl Olson. 2017 budget voted on and approved by members.

New Business:

1. Election of officers – 3 board positions were open for election for a 3 year term. 7 HOA members submitted their name as a candidate for election. WW members - Melissa Harris, Bob Heal, Joanne Duga, Joyce Montefiore. Daventry Sq members. - Glen Kaiser, Jerry D'Anne and John Miano.
2. Election of officers was conducted by secret ballot and were counted by Pat Cieskiewicz and Carl Olson. Elected to the Board of Directors for a 3 year term were Melissa Harris, Bob Heal and Joanne Duga.
3. Vote by signed ballot was held for 2 amendments to the Wexford West HOA Documents. A yes vote of 2/3 (124) of the WW members was needed to pass. Ballots were counted by secretary Gayle Lawrence and HOA member Dianne Luttmann. Proposed Amendment 1 was removing the 3% cap maximum for the annual budget – 37 yes votes did not pass. Amendment 2 was property ownership for a minimum of 2 years before an owner could rent it, board approval for prospective tenants and background checks – 61 yes votes did not pass.

Information, Discussion, Updates:

The floor was opened for discussion addressing community issues while the Amendment ballots were being counted. Members were encouraged to submit specific issues of concern to the Board of Directors to be included in the agenda for upcoming board meetings.

Motion to adjourn made by Carl Olson, 2nd by Peter Golding. Meeting adjourned at 8:20 pm