

QUAIL LAKE HOMEOWNERS ASSOCIATION ANNUAL MEETING

February 19, 2013

Minutes

The annual meeting of the Quail Lake Homeowners Association was called to order at 7:03 pm by Ray Uhlhorn. Notice of this meeting containing date, time, and location as well as proxy ballot was delivered to each homeowner in residence or mailed to each owner's alternate residence and notices containing this information were emailed to all homeowners on the distribution list and this information was posted on each community bulletin board. Door marshals were Ron Burth and Elinor Uhlhorn. Quorum was established. Roll call of board members present: Ray Uhlhorn, Marcy Burth, Gene Wendt, Chuck Kowalski, Pat Granholm, Allen Meringer, Dave Hill and Pat Vinti. Eleven residents were present: Wilma Harris, Royce Harris, Jim Delecker, Hubert Walhiewicz, Barb Sheptak, Don Mager, Nancy Hampton, James Richards, Judith Richards, Ron Burth' Elinor Uhlhorn.

Minutes of the Annual Meeting of February 21, 2012 were made available for review. Copies were emailed to the Board, residents were reminded the minutes are available on the EVMA website and printed copies were made available at the meeting. Reading of the minutes was dispensed. Dave Hill moved that the minutes be accepted; Allen Meringer seconded the motion. Motion passed unanimously.

Introduction of Board Candidates

Ray Uhlhorn explained the Quail Lake by-laws established seven Board members for two year terms. Three board seats were open this year; four seats will be open next year. Ray Uhlhorn introduced the four candidates – Dave Hill to continue as Vice President; Charles Kowalski to continue as Architectural; James Richards and Barbara Sheptak. Ray asked for additional nominations from the floor. There were no nominations.

Committee Reports – Annual Recap

Treasurer Report: Marcy Burth

- Quail Lake Homeowners Association completed a transition from entirely sending statements by mail to sending the major portion of statements electronically. As with any change, this has not been without its snags. As we continue to iron out the wrinkles in this process, we ask your patience. We will get there!
- We remain in a financially viable position. We ended the year with assets of \$77,029 including \$22,523 in our restricted road repair fund and an additional \$30,615 in our capital account. Our checking balance was \$17,267. We transferred \$12,000 to our capital account as is customary.
- We currently have two homes in foreclosure and have filed liens for past due accounts on both. We are hopeful of collecting significant amounts of dues which are in arrears when those properties are sold.
- Thank you to all who so faithfully pay dues in a timely manner.

Vice President Report: Dave Hill.

- As VP, I fill in for our President when he's unable to attend a meeting. No situation occurred this past year.

- Responsible updating and distributing QL Directory.
- Place Minutes, Newsletters and other important documents on our Web Site.
- Assisted with prepping the two islands for painting.
- Assisted Marcy with setting up the new Laptop and Email Address.
- Assisted with placing Xmas Lights on Islands.
- I would like to say it's been a pleasure working with our board and assisting them where I can.

Grounds Report: Gene Wendt

- Entrance Islands – we replaced the sprinklers, lights, plants and bushes in both entrance islands. A grant we obtained from Sarasota County will pay half of the costs.
- Lake Erosion – A lake committee met several times this summer to explore the different options to handle our lake erosion issues. We also met with vendors and representatives from other communities. Over the past 25 years the lake has eroded 4 – 8 feet of property around the lake.

Architectural Report: Chuck Kowalski

- Change Requests
 - As a likely indication of general improvement in our local economy, the number of approved change requests increased by 69% year over year from 16 to 27. Driving the increase were requests to make structural improvements to dwellings which accounted for 81% of all approved request. The remaining 19% of the approved requests were for landscape improvements.
 - Of the 22 approved requests for structural improvements ten were for repainting, seven were for complete roof replacements, two pool cages and two entrance enclosures were replaced, and one pool complete with cage has been added. One of the more dramatic requests for landscape change has included an almost complete removal and replacement of all shrubs and sod on the entire property providing a much welcomed enhancement to the appearance of our community.
- Compliance Issues:
 - The predominant compliance issue over the past 12 months has been the occurrence of unapproved changes. Regardless of any individual opinion of our governing Covenants and Restrictions, as Quail Lake property owners we have all agreed to abide by them. The intent of section 7.04, Exterior Alterations, Additions, Improvements, or Changes, is to benefit all property owners by protecting the general value of our community from the possible detrimental acts of individuals. My hope, both as the Architectural Chairman and as a fellow property owner, is that our standards of appearance and change control can be maintained voluntarily without the need for backyard spies and roving patrols. I for one very much appreciate both the beauty and the serenity of our neighborhood and ask for the cooperation of everyone to help maintain what initially attracted us to invest in Quail Lake as property owners.
- State Of Our Community:
 - Generally speaking I believe that our community looks better today than it did a year ago. Spring however is just around the corner and that means pressure washing, turf care, and not much rainfall for a while.

Question from the audience: The Waxwing eyesore, is anything being done? Ray Uhlhorn responded the house went into foreclosure June 19. Ray contacted the bank attorneys and voiced his concerns regarding the property is out of compliance and followed up with a letter on January 31. Within 1 – 2

days the grass was cut. But no trimming was done. Ray contacted the attorneys again and advised if the property is not properly taken care of, we will proceed with other remedies. Ray further noted an amended claim of lien has been filed.

Grounds and Community Relations Report: Allen Meringer.

- Maintained 3 community bulletin boards
- Posted monthly newsletters and monthly ladies luncheon flyers
- Helped distribute homeowners' original plans and plats
- Attended special HOA meeting on erosion and grants
- Met with Ray, Gene and Bob Wright from Sarasota County concerning our lake
- Attended May 2012 Grant decision meeting in Sarasota
- Attended the three Lake Committee meetings in the summer, and led the first one
- Helped move the island pebbles in the common area of the lake
- Helped paint the two island curbs
- Met with Ray to discuss the new owners welcome packet
- Allen reviewed the Welcome Packet with the Board.

Secretary Report: Pat Granholm

My responsibilities for the past year included:

- Recording and distributing the minutes from the monthly, special and annual meetings of the Quail Lake Homeowners Association.
- Email meeting notices at least one week prior to the monthly or special meeting.
- Producing and distributing the monthly Quail Lake Newsletter one week after the monthly meeting.
- Monitoring the Quail Lake email box.
- Serve as Quail Lake representative on the EVMA website committee and conduit to getting information posted to the EVMA website.

East Villages Master Association Report: Pat Vinti.

- I am the EVMA rep replacing Rose Signorelli.
- I act as delegate for the Quail Lake Board at the EVMA meetings.
- I make the minutes from that meeting available to our Board members.

President's Remarks: Ray Uhlhorn

- The Board has worked hard at keeping the community informed about issues and being responsive to homeowner questions and comments.
- We have actively started to update and formalize Board policies that tend to support and/or clarify certain of the Covenants & Restrictions. As an example:
 - Formalized and published the Garage/Yard Sale Policy
 - Formalized and published the Short-Term Lease Restriction Policy. Sent notice letters to 6 Quail Lake homeowners who hold property leases. Received replies and confirmation of their compliance from 5 property owners. No reply to date from the 6th. Sent policy notification to 20+ Property Management companies in the area.
 - This coming year we will be looking at Shoreline restoration/maintenance policy; house colors; fences; parking; etc. to clarify and communicate our policies.

- Continued to deal with vacant properties or those in foreclosure or bankruptcy where dues are outstanding. We have filed a Claim of Lien with the Court on those properties and updated the liens with Amended Claims of Lien. Property title cannot be cleared without satisfying our Claim of Lien first. We have been successful in one case so far.
- Analyzed shoreline restoration/maintenance options considering impact on homeowner and long-term benefits of options and cost.
- Distributed original house and lot plans to homeowners as a result of file purging process.

Audience comment Ron Burth: All Board members have done a wonderful job.

Audience comment Teresa Hill: This is a self managed board saving thousands by not incurring management fees.

Board Election Results

Door Marshalls results: 95 ballots were cast. The three members voted in are: Dave Hill, Chuck Kowalski, and Barbara Sheptak.

Unfinished Business

None.

New Business

- Pat Vinti advised a survey for analysis of outlet covert is due. The last one done was 2003, so it is time to do it again. Pat Vinti will give the 2003 information to Gene Wendt.
- Lot 51. Doug Abde is looking into the lot boundaries and will get a survey of the area. Ray Uhlhorn questioned if EVMA has responded to the complaint in writing. Dave Hill will follow up.
- Dave Hill advised the internet service at the community center has been upgraded and now offers free WiFi. Passwords are posted in the Library.
- 15 families have kids in Quail Lake, up from 5 a few years ago. A basketball net has been set up at the Community Center and is being used. Insurance was verified by Doug Abde.

Audience Comments

- No further comments.

Ray Uhlhorn thanked all the Board members for their work. Ray gave a special thank you and gift to Pat Granholm who has served on the Board for the past two years.

Our next meeting is Tuesday, March 19 at 7 pm.

Marcy Burth moved to adjourn; Allen Meringer seconded. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Patricia Granholm