

Camden Woods Annual HOA Meeting – 03 April 2019
Minutes

Attendees: Michael Gintz – President, John Corley – Vice President, Crystal Briscoe – Treasurer, Jessica McCloskey – Secretary, Rad – Southeastern HOA Management Company; Homeowners of the HOA.

Absence Attendees: Dawn Miller – Alt. Secretary and Community Advocate

Location: Stoney Point Recreation Center.

1. Call to Order.
 - 1.1. Michael opened meeting at 1903 hours with 1 proxy vote: 20 homeowners. no quorum established (required 71 homeowners). Adjourned at 1904 hours.
 - 1.2. Michael opened meeting at 1904 hours with no quorum established (required 36 homeowners). Adjourned at 1905 hours.
 - 1.3. Michael opened meeting at 1905 hours with no quorum established (required 36 homeowners). Adjourned at 1906 hours
 - 1.4. Michael opened meeting at 1906 hours with quorum established (required 18 homeowners), have 19 in attendance (includes 1 valid proxies for an individual not in attendance).
2. Proof of Notice.
3. Establish Quorum. 19 in attendance (includes 1 proxy for an individual not in attendance). Quorum is established.
4. Introduction of Board Members.
5. Minutes from the **last Annual** meeting. The minutes from the 3 April 2018 meeting were highlighted and a motion from the floor was made to approve the minutes. There were NO objections; the minutes from the 3 April 2018 meeting were approved at 7:09pm.
6. At 1912 hours, one (1) additional homeowners arrived for the meeting bringing the total membership to **20** homeowners.
7. Report of Officers.
 - 7.1. President's Report.
 - 7.1.1 Board held two (3) monthly meetings since the last Annual Meeting on 3 April 2018.
 - 7.1.2 Highlights for the year:
 - 7.1.2.1 May 2018 – Community efforts to improve front entrance.
 - 7.1.2.2 October 2018 - Planning and preparation for Annual Halloween Activity.
 - 7.1.2.3 December 2018 - Christmas Decorations at the Front Entrances; Second Annual Christmas Decoration Contest.
 - 7.1.2.4 January 2019 - Approval of the 2019 Annual Meeting announcement, Nomination Ballot, Proxy Ballot and Meeting Agenda
 - 7.1.2.5 February 2019 - Developed 2019 Budget; 2018 Audit and Tax preparation approval; signed Engagement Letter.
 - 7.1.2.6 March 2019- Reviewed and revised the current 2019 Budget; Reviewed and approved an addendum to the Camden Woods Covenants, Conditions and Restrictions (C,C & R) called the Camden Woods Rules and Regulations; Preparation for the Annual Meeting

- 7.1.3 Objective for 2019 – 2020 year.
 - 7.1.3.1 Better communication with Homeowners
- 7.2. Vice Presidents Report.
 - 7.2.1. Public service announcement with information on the road expansions and 295 progress.
- 7.3. Treasurer's Report. Crystal Briscoe reported on the following.
 - 7.3.1. The HOA checking account balance including a reserve account balance.
 - 7.3.2. Michael and Crystal provided an overview of the Aging Report. Explained the outstanding dues, and the management company is pursuing legal action to ensure payment. New discussion opened on starting the lien process on late payments after 6 months. Moved on from topic to stay on task.
- 7.4. Secretary's Report. Jessica McCloskey reported on the following:
 - 7.4.1. Community Newsletter and opened discussion of summer block party.
 - 7.4.2. 7:18pm one (1) homeowner entered making (21).
- 8. Old Business
 - 8.1. Perimeter Fence. Closed discussion. No questions.
 - 8.2. Landscaping improvements at front entrance; detention pond update.
- 9. New Business
 - 9.1. Re-election of the existing Board of Directors. Positions open are Treasurer, Community Relations. Ezra (Mike) Collins voted to add himself as Treasurer with assistance.
 - 9.2. Block Captains – Ezra also volunteered to take this task on. He is to report back with a plan of action within a few weeks.
 - 9.3. Community Newsletter. Discussion concerning the development and distribution of the newsletter. Some discussion concerning future content and presentation; post a copy on the **NeXT door** website in the Documents section and place a printed copy in the Homeowners mailbox. Also added to post on the HOA management company's website.
 - 9.4. Development of Camden Woods Rules and Regulations. Printed guideline giving clarification to the bylaws.
- 10. **Outstanding Issues of the Camden Woods Community.**
 - 10.1 Impact of I-295 on the front of Camden Woods; many uncertainties with no resolution.
 - 10.2 Community yard sale- 18 May 2019
 - 10.3 Discussion came back to late dues and management of late homeowners. 8:40pm motion placed to start lien process at 6 months of no payment. (June 1, 2019)
 - 10.4 Motion passed 8:44pm. We were given the 10 min warning by recreation center employees to close.

Adjournment of Annual Meeting. Meeting adjourned at 8:53pm.


Secretary, Jessica McCloskey


President, Michael Gintz