

Minutes from the March 30th, 2008 Annual Meeting

Date: March 30th, 2008
Time: 5:30 p.m.
Location: Whole Foods (on State Bridge Rd) Meeting Room

2007 Board Members present:

Mr. Dave Suddoth
Ms. Marcella Dew

Prior to the meeting being called to order, Mr. Suddoth announced that Ms. Vincente would not be in attendance at the meeting or running for a position on the 2008 Board.

Mr. Suddoth then called the meeting to order.

Ms. Belloni made a motion to amend the agenda to include the Q&A session mentioned in the annual meeting notice and that it precede the elections. The motion was seconded by several residents.

Mr. Suddoth did not address the motion and stated that the meeting was adjourned and walked out of the meeting. However as it was not made in the form of a motion, the meeting continued with Ms. Marcella Dew as the chair of the meeting following Mr. Suddoth's sudden departure. Ms. Dew asked for someone else to step in as secretary, and Ms. Mary Nappi volunteered.

Ms. Jan Stevens nominated the following individuals for the 2008-2009 Board of Directors:

- Mr. Alex Bruce – 3435 Berwick South Dr.
- Mr. Michael Mitchum – 4105 River Green Parkway
- Ms. Kim Belloni - 3410 Berwick South Dr
- Ms. Paula Rayl – 3949 Berwick Farm Dr.

Mr. John Bill seconded the nominations.

Additional volunteers were requested since the Board is comprised of 5 positions.

Ms. Jean Harris volunteered to be on the board., and Lauren Bruce seconded the nomination.

Ms. Stevens asked to vote on the accepting all those running as the new board, and the motion passed unanimously.

Ms. Dew then called for the vote on the nominees by a show of hands and called "All in favor.". Ms. Dew said that it appeared unanimous. She then called "All opposed." to no show of hands.

Ms. Stevens asked when the new Board could acquire the documents pertaining to the HOA, and Ms. Dew stated that Ms. Vincente and Mr. Suddoth had the documents. Ms. Dew said that she could not speak for Ms. Vincente. Ms. Rayl, citing previous difficulty with Brittany about responding to correspondences, asked for a specific date for all documents to be handed over. Ms. Dew reiterated that she could not speak for either Ms. Vincente or Mr. Suddoth.

Ms. Stevens made a motion that Ms. Belloni be allowed to address the chair person of the board on a number of questions. Numerous individuals seconded the motion.

Ms. Belloni asked about why both she and Mrs. Harris were denied the right to review the financial records of the Board after they had made several requests. Ms. Dew was unaware of the requests. When a member of the neighborhood asked Ms. Dew whether or not she saw the e-mails that were sent to the Board at the Board's e-mail address, Ms. Dew replied "no".

Ms. Belloni asked why the board spent money on property that is not owned by the HOA. Ms. Dew stated that the Board had been in close contact with the City in regards to the improvements made to the entrance. Ms. McIntoc stated that the HOA attorney had been consulted concerning all decisions made in regards to improving the front entrance. She stated that numerous emails sent to the Board about this issue ceased to be addressed because the attorney legally defined the e-mails as "harassment". She went on to state that prior to Ms. Vincente's term the records had been poorly maintained regarding the front strip and that Ms. Vincente and the lawyer had spent a year working with the City to get the records straight.

Mr. Jeff Aven noted that the lawyer hired by the HOA is a real estate lawyer and not one specializing in Home Owner Associations.

A member of the neighborhood, Nora (unsure of last name), stated that she was new to the community, she thought the entrance looked better, that we all love our neighborhood, and we are all trying to make it better. Mr. Richard Lano said that he felt we should move the meeting forward, that the person who could answer these questions was not present, and that the new Board should set up a time to meet with previous board in the next 5 to 10 days to address these questions. Ms. Rayl replied to Nora that while we do all love our community and want to make it better, the Board is expected to answer to the community for the decisions it makes.

Ms. Dew agreed with Mr. Lano that we the neighborhood should move forward and let the new Board take over. Ms. McIntoc stated that there had been concerns about the 2006-2007 board and that an attorney had been consulted regard these concerns. She stated that a letter had been sent to this Board addressing said concerns. She stated that this was not known by the community.

Ms. Stevens asked that the new board look into the use of the HOA money to clean out the detention pond behind Bogey's and address this issue at the next meeting. Mr. Aven asked for minutes of the meeting in which the decision to do this was made.

Ms. Karen Dare of 3904 Berwick Farm Dr mentioned that on three particularly windy Wednesdays in March she collected entire trash bags of recyclables that had blown out of other people's bins into her yard. She stated that in all the years she has lived in the neighborhood, no one has ever offered to help her pick up all the trash that gets blown into her yard on trash days. Ms. Harris offered to help her in the future.

Ms. Dew called for the meeting to adjourn, asking the new Board to follow up with their questions at a later date. Mr. Alex Bruce asked that all documents belonging to the HOA be turned over within 24 hours.

Ms. McIntoc did not think Ms. Vincente would be able/willing to do that, citing her work schedule, and stating that when Ms. Vincente came on as president, the previous Board handed her two boxes of

documents with no explanation as to their contents. Ms. McIntoc stated the Ms. Vincente would like to meet with the new Board, and tell them “what was in the works” when she turned over the documents. Ms. Vincente said that this would benefit the entire community. Ms. Rayl asked Ms. McIntoc if an e-mail was sent to Ms. Vincente to set up a time, if she felt Ms. Vincente would respond. Ms. McIntoc felt confident that Ms. Vincente would.

Ms. Shelly Westendorf noted that she liked receiving newsletters from the previous board, and asked if current board members could send out something listing their names and phone numbers. Ms. Stevens stated that that information can also be found on the HOA's website. Ms. Dew commented on the importance of human contact, regarding the Board and its interactions with homeowners.

Richard (last name unknown) stated that the old Board had done a number of good things for the neighborhood and that they should be applauded for it.

Ms. Stevens asked the new members of the Board to stand at the front of the room, so homeowners could speak with them and introduce themselves.

Ms. Nappi motioned to adjourn the meeting. Mr. Aven seconded the motion. All participants voted in favor and the meeting was adjourned.