

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
ANNUAL OWNERS MEETING MINUTES
FEBRUARY 9, 2019

The Annual Owner's Meeting of the Deer Creek Phase II, UDI, POA, Class I, INC. was called to order by Jim Windt, President, on February 9, 2019 at 10:05 AM.

Cleve Hamlin led the group in prayer.

Jim Windt led the Pledge of Allegiance.

Jim Windt asked for a moment of silence for members who had passed away during the last year.

"A quorum was declared by the voting presence of 309 association owned deeds. Since the number represents more than 30% of outstanding deeds, this will be considered an official meeting and all owners present may bring official business to the floor to be voted upon. All owners present were certified as official owners qualified to be present at this meeting because they have no monies outstanding to the association and are allowed one vote per deed to be cast on issues presented. The association deeds are not to be voted and are only used to establish a quorum."

Directors present were: Jim Windt, President; Anita Stewart, Vice-President, Dan Garner, Treasurer ; Walter Robinson, Secretary; Mark Junkins, Grounds; Jody Hunter, Buildings; and Butch Cornwell, Pool. All board members were present.

Jim Windt asked all past board members to stand, and thanked them for their service to our park.

Walter Robinson read the minutes from the February 10, 2018, owner's meeting. Daisy Reynolds made a motion to accept the minutes as read, seconded by Norman Jones. The motion was approved unanimously.

Dottie Windt read a history of our park to remind us of how we came to be. The history had been written with the help of Bob Meister, Jack Cornwell, Fran Burdette, Don Gibbs, and Ken Peterson.

Treasurer's Report

Dan Garner gave a report on the funds in our accounts.

Dan reminded everyone that we changed banks, and are now using Trustco Bank. This change has been very good for us. We have earned quite a bit of interest and have paid no standard banking fees, unlike at the previous bank.

2018 property tax letters are available in the office to all owners who would like one.

Lois Howard made a motion to approve the Treasurer's report and it was seconded by Charlie Stewart. Treasurer's Report was approved unanimously.

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DEEDS

Dan Garner gave the following deeds report. We have 309 active deeds, 23 deeds in arrears, 7 deeds for sale.

President's Report

Jim Windt welcomed everyone back and asked new owners to stand and be recognized. They were given a nice welcome by the rest of the owners present.

Jim talked about the extensive work done here in the past year; the new roof that had to be replaced due to the hurricane, the pool refinishing as was required by the Inspection, new garden set and older ones cleaned up, we have continued the site widening project, eight more sites were done, and we will continue the project this spring.

Jim asked all those who have volunteered either out in the park or here in the hall to stand and be recognized. They were given a round of applause.

The late departure policy instituted in November has been working very well. Thank you.

Parking for extra vehicles is here at the center, but please no overnight parking.

Please notify the office if you have contractors coming in to do work for you.

Speeding is still a problem here, Please slow down and help keep us all safe.

Jim thanked Sandra Hamlin, Judy Weller, and Sally Wheeler for being the attendance officers at the check in desk today.

Vice-president's Report

Anita reminded everyone that when you come to check in, it must be with your RV. If you arrive with just your car you are not in line to check in. When your RV arrives you are then here and in line for check in.

We have purchased a very nice new grill for the patio area. Please enjoy using it, but please clean it when you are done. We do not have maids here to clean it for you!

Activities Report

Anita Stewart gave the Activities Finance report.

Some of the upcoming events are; a pickle ball clinic, the Hot Turkey sandwich dinner, and our park clean up day on Friday, February 15, 2019.

Will Yancy will be performing Saturday, February 16, tickets are available from activities committee or the office.

The annual owners dinner is tonight at 5:00 PM.

She reminded all owners to arrive with the people they want to sit with for the dinner. Due to the anticipated large attendance, we will be seating everyone in the order they come in.

Anita thanked all the volunteers for their work. If you would like to help with any event, please feel free to come and join the fun.

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Buildings Report

Jody Hunter said that both, the door for the office shed and the new windows for the office, have been ordered and should be here by the end of the month.

Replacement of the Soffit on the bathroom building has been started and will be completed soon.

The dryer vents will be replaced in the next few weeks. We will post when the work will be done.

Dryers will be unavailable for a day or two.

Projects that are being suggested for the future are; replacement of the park models which are now over twenty years old. Estimated cost is \$65,000.00 each. Remodeling of the bathhouse is estimated at a cost of \$160,000.00

Grounds Report

Mark Junkins stated the grounds are looking great. He thank all of the outstanding volunteers for their hard work.

There are three projects being worked on; the drainage system for rain by the retaining wall, the sod to help with erosion behind the tennis court, and the site widening.

Pool Report

Butch Cornwell stated that the pool is in good condition. The pool resurfacing was completed and the top edge painted as required. We have purchased some new chairs for the pool deck for everyone to enjoy.

Thank you to David McDaniel for his help repairing the coffin that houses the pool pump.

Unfinished Business

None.

New Business

David McDaniel stated that he felt that we should express our gratitude to the original owners for the foresight and the great expense they incurred to give us the park we now all enjoy. Jack & Joann Cornwell were recognized as the only original owners remaining in the park. They were given a great round of applause. David McDaniel made a motion that we honor Jack and Joann Cornwell as the only original owners remaining by giving them a fixed site for their stay and not have to move for their buyout week. The motion was seconded by Norman Jones. Owners discussed the motion, and a motion to amend the original motion to include a provision that the rule was approved by our attorney be added was made by Joe Esperanza. Seconded by Jody Dauphinais. The motion to amend passed.

A vote was called for on the motion that we honor Jack and Joann Cornwell as the only original owners remaining by giving them a fixed site for their stay and not have to move for their buyout week, upon the approval of our attorney. The motion passed by overwhelming majority.

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A motion to purchase a plaque listing the names of the original owners, being those owners that were here when we separated from Deer Creek was made by Charlie Stewart, seconded by Marlette Foster. The motion passed

Various other topics were discussed by the owners such as; Fire ants, watering of the gardens, enforcement of the rules for dogs, and possibly a mirror to help with visibility on the turn at the bottom of the hill. The board will take these under advisement. There was no action taken at this time.

Teller Committee Report

Jack Cornwell was recognized as chairman of the Teller Committee. He thanked Deb Milano and Terry Stitt for their help on the committee.

Jack gave the following election results: 18 were ineligible due to no deed number or name.

The candidates received the following tallies: Anita Stewart received 101 votes, Dan Garner received 99 votes, Bob Marshman received 102 votes.

Anita Stewart, Dan Garner, and Bob Marshman were elected to the Board of Directors for 2-year terms expiring February 2021.

Jim Windt recognized Mark Junkins for his service on the board over the past years.

With the motion to adjourn by Joe Esperanza, seconded by Mary Faulk, the meeting was adjourned at 11:40 AM.

Respectfully submitted,

Walter Robinson, Secretary