

Deer Creek Phase II, UDI/POA, Class I, Inc.

ANNUAL OWNERS MEETING
February 13, 2016

The Annual Owners Meeting of the Deer Creek, Phase II, UDI/POA, Class I Inc. was held on February 13, 2016.

The meeting was called to order by Jim Greenfield, President, at 10:00 AM.

Directors present: Jim Greenfield-President, Dick Startzenbach-Vice President, Anita Stewart-Secretary, George (Bob) Meister-Treasurer, Donna Stewart-Activities, Larry Haines-Buildings, Jim Windt-Pool.

David Rapp led us in a moment of prayer.

Jim Greenfield asked for a moment of silence for deceased owners.

Jim Windt led owners in the Pledge of Allegiance.

A quorum was declared by the voting presence of 302 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 based on they have no monies outstanding to the association and 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.

Jim Greenfield welcomed and thanked all owners for their attendance. He recognized past board owners for which they received a warm thank you applause for their past contributions to the board: Alice Hall, Butch Cornwell, and Hogan Cooper. He asked new members to stand they were welcomed with a warm applause from other owners. He thanked everyone for their contributions and stressed that without owners support and volunteer work it would be impossible to get so many improvements accomplished.

The minutes of February 14, 2015 were read by Anita Stewart, Board Secretary.

The following correction was requested by Donna Stewart:

Incorrect passage: She asked that if owners are going to be accompanied by a guest for dinner tonight, to please arrive at 5:00 PM with your guest as you will be seated as you arrive; seats will not be reserved. She thanked everyone and looked forward to seeing all owners and guests at dinner.

Corrected passage: She asked owners to please arrive at 5:00 PM as you will be seated as you arrive; seats will not be reserved. She thanked everyone and looked forward to seeing all owners at dinner.

Dottie Windt advised that the ending time for the meeting was 11:45 AM, not 11:45 PM.

Dick Startzenbach moved for minutes to be approved with corrections and Jim Windt seconded motion. All voted aye.

Jim Greenfield stated that Jack Cornwell is the Sergeant of Arms today. He thanked Bonnie Mooney and Jan France for checking the members in for the meeting. Owners showed their appreciation with a round of applause.

Bob Meister shared with owners the history of this park and improvements done by our own dedicated owners. He encouraged all to enjoy the park.

Treasurer's Report - Bob Meister

Financial Report

Savings account balance	\$ 99,479.38
Checking account balance	\$ 126,598.68
Petty cash balance	\$ 536.05

Bob advised that income is up 18% over last years' income at this time. Expenses are the same. In January \$5,000 was transferred from operational checking to savings as per the approved 2016 budget.

Dick Startzenbach moved for the Treasurer's Report to be approved and Larry Haines seconded motion. All voted aye.

Deeds Report - Bob Meister

Bob advised that office staff discovered that four deeds had the same deed number. Three deeds were removed from the safe and re-registered at our expense. Bob reported that we have 325 active owners, 14 in collections, 39 accounts in arrears and 302 deeds in the safe.

Bob gave a slide show presentation regarding the Park's 2016 budget which included budget comparisons for the years 2012 through 2015.

President's Report – Jim Greenfield

Jim thanked Charley Stewart for all his hard work over the past several years. He listed several of the projects that Charley was instrumental in. Projects included the creation of the Five-Year Capital Improvement Committee, the swale and the long-term electrical project among others. He presented Charley with a \$100 gift certificate. Charley received a warm round of applause from the owners.

Jim Greenfield advised that Donna Stewart's term has expired and thanked Donna for her hard work and dedication on the Board. The Board presented Donna with a bouquet of roses. Donna received a warm round of applause.

Jim Greenfield reminded owners to pull out from sites in the correct direction; and that leasing/ buyouts are a privilege, and are not guaranteed. Speeding is down, therefore, no more speed bumps are necessary.

Vice-President's Report – Dick Startzenbach

Dick thanked Earl, Tom, Dave, Jim, Hogan and Larry for all their hard work in the park.

Dick advised Park's Clean Up/Fix Up Day is scheduled for February 27, 2016. The Activities Committee will provide lunch and dinner for workers. Workers will repair the clubhouse eve, clean up area by office shed, pull weeds, plant flowers, trim trees, remove vegetation from fences, rake lots and paint light poles.

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Dick advised that the three gates between Fawn Ridge UDI and Regal Ridge need to be replaced. He will obtain bids. Dick is working with Sandra Hyde from Regal Ridge who has agreed to share the cost.

Dick thanked Jim and Connie Greenfield for all their hard work cleaning up the park last fall. They also decorated with other owners the clubhouse for Christmas.

Activities Report – Donna Stewart

Donna's term expired February 13, 2016, and she advised that final financial amounts for activities were not available. Listed below are preliminary amounts. A pending deposit of \$172.50 is reflected in the amounts shown below.

Petty Cash	\$ 75.00
Checking	\$ 378.70
Savings	<u>\$ 610.26</u>
TOTAL:	\$1,236.46

She asked that owners must arrive with those that you plan to be seated with at 5:30 PM because you will be seated as you arrive; seats will not be reserved. She thanked everyone and looked forward to seeing all owners.

Jim Windt moved to approve the Activities Report and Dick Startzenbach seconded motion. All voted aye.

Buildings Report - Larry Haines

Larry thanked volunteers for their help on projects. The older one-bedroom park model will be remodeled February 28 through March 22. Larry will repair the clubhouse roof. He thanked everyone for keeping the buildings in good condition.

Grounds Report - Dick Startzenbach

Timbers have been replaced on sites #121 through #155 with interlocking blocks and sewer sites are improved. Concrete pavers will be used where possible on patio extensions instead of pouring new concrete on sites #147 through #155 at a great savings to the Park.

Pool - Jim Windt

Jim stated that flowers were planted behind the pool and irrigation was installed.

This month a solar cover was purchased, with a two-year warranty. The solar cover was large enough to make two covers.

A flow-meter has been added to the pool heater. The solar heater and electric system now work together.

Jim thanked Jack and Joanne Cornwell for donating a new blue table umbrella.

The gas grill has been repaired. A cover was made and donated by Ed and Grace Klein.

New Business

None.

President Jim Greenfield opened up the floor for owners questions and/or comments.

Don Malano stated that his tow dolly was hit. He asked that if an someone hits a dolly, please tell the owner, the site card is displayed on all dollies. Be respectful. Jim advised that cameras may be installed.

Phyllis Bates asked for clarification regarding the budget loss over the last four years. She stated that she approved the \$85 increase in yearly maintenance fee but stated that the Board should not have reduced the daily user fee from \$2 to \$1. The \$1 could help us recover our budget loss. Phyllis motioned to re-instate the \$1 daily user fee effective immediately, to bring the daily usage fee up to \$2 a day. The motion was seconded by Harold Ridley. President Jim Greenfield called for a vote by owners present. He cautioned owners to one vote per deed. Counters Bill Thramann, Dave Rapp and Jody Dauphinais reported the counts to the Board Secretary.

Aye	69	68%
Nay	33	32%

Motion passed.

Daily usage fee is \$2 effective immediately.

Polly Johnson asked if the Park would require proof of insurance on all RVs. Jim Greenfield advised that the Park's insurance agent advised against collecting this information.

Bill Lally advised owners to slow down, we have kids in the park. Jim Greenfield advised that Kids Playing signs will be kept in the office and when a family with children is in the Park they can post the signs in front of their RV.

Ed Knowles asked if payments could be made electronically. Jim advised that it was cost prohibitive.

Phyllis Bates asked if the 10-year Renewal Declaration of the Park was due for renewal next year. She asked if the Park could be designated a 55 and older park. Bob Meister stated that the Park's 30 year anniversary is in 2017 when we will renew the declaration. Dick Startzenbach advised that legal action could cost in excess of \$10,000. Bob also advised that a change in the Park's Covenants would be required:

if the Board of Directors votes to approve, 1/3 vote of all owners would have to approve; OR
if the Board of Directors votes to not approve, 2/3 vote of all owners would be required to
override the Board.

Jim stated that the park was originally designed as a family park.

Butch Cornwell stated that the patio blocks are great, but doesn't like losing the 7" of patio area.

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Roger Mobley likes the Park and the way our Annual Owners Meeting was run. Would it be possible to have a larger dumpster? Jim advised it was not possible, we do not have the room for a larger dumpster.

Phyllis Bates asked the Board to remind parents of children that an adult must accompany children under 16 in the Clubhouse.

Charley Stewart asked about the fence boundary. Jim advised that a \$1,000 offer was made to the farmer to purchase about 900 square feet of land and the offer was ignored.

Judy Jolly reminded all owners to clean up after their pets.

Betty Abdallah asked about the boundary of each site. She was advised the boundary was from electric pedestal to electric pedestal.

Ronald Strohl stated that our Park was a gem in Florida.

Teller Committee Report

Jack Cornwell thanked the Teller Committee: Jan France, Bonnie Mooney, and Nita Wilson for which they received recognition.

Jack Cornwell, President of the Teller Committee, presented the voting report.

TOTAL VOTES: 143

ELIGIBLE: 129 INELIGIBLE: 14 (no names or contract number on envelope)

Jim Greenfield	97	Mike Stewart	1
Bob Meister	99	Bill Lemon	1
Hogan Cooper	109	David Rapp	1
Larry Haines	115		

Jim Greenfield, Bob Meister, Larry Haines and Hogan Cooper have been elected to the Board of Directors with their two-year terms expiring February, 2018.

With no other matters to discuss, the meeting was adjourned at 11:55 AM.

Respectfully submitted,

Anita Stewart
Board Secretary