

**GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING**

FEBRUARY 2, 2013

Faith Presbyterian Church

12th Street and Beneva

Sarasota, FL 34232

APPROVED

CALL TO ORDER: The Annual Membership Meeting was called to order by Janet Stockwell, President, at 10:05 a.m. Janet Stockwell (Villa 10) introduced the Board of Directors: Mike Fortier (Villa 96), Vice President (Absent); Nancy Dillard (Villa 154), Secretary; Sandy Kennedy (Villa 182), Treasurer; Mike Roberts (Villa 48), Landscape Committee Chair; and Steve Levine (Villa 46), Maintenance Committee Chair (Absent). At this time the Architectural Committee is without a chair.

Janet Stockwell introduced Bridget Spence and Patty Kerr of Casey Condominium Management.

DETERMINATION OF QUORUM: A quorum was established with 48 owners present by proxy and 48 owners present in person. A quorum required 30 percent of the eligible voting membership (or 56 owners for this meeting).

PROOF OF NOTICE: Board Secretary Nancy Dillard confirmed that proper notice was mailed and posted on the property per Florida Statutes and Association Documents. An affidavit of mailing has been placed in the Association official records.

APPROVAL OF MINUTES: Nancy Dillard made a motion to waive the reading of the minutes from the February 4, 2012 annual meeting and approve the minutes as distributed prior to the meeting. Gloria Lowe (Villa 168) seconded the motion. The motion carried by verbal approval.

APPOINT ELECTION TELLERS: Virginia Carnahan (Villa 151), Russ Jackson (Villa 11), and Pat Richmond (Villa 126) were appointed as Election tellers.

INTRODUCTION OF THE NOMINATING COMMITTEE: Janet Stockwell introduced Randy Orde (Villa 145) as the Nominating Committee Chairperson. The members of the Nominating Committee are John Vogel (Villa 102) and Ella Williams (Villa 78). Randy Orde introduced the candidates for the Board of Directors as Nancy Dillard, Janet Stockwell, and Robert Zinn (Villa 197). Only three of the four vacancies had nominees.

OPEN AND CLOSE NOMINATIONS, VOTE ON DIRECTOR CANDIDATES: Janet Stockwell noted that we did not have a full slate of four candidates in nomination. If no nominations were made from the floor, a board seat would remain vacant. Janet Stockwell requested any nominations from the floor. William Tidmore nominated himself to fill the one-year term. No other nominations were made. Since the number of candidates was then equal to the number of vacancies, no election was necessary and the candidates were automatically elected and their names announced per the Governing Documents. The newly elected members of the Board were Nancy Dillard, Janet Stockwell, William Tidmore, and Robert Zinn. The organizational meeting will be held today (February 2) at 4:30 p.m. at Villa 10.

**VOTE ON DECLARATION OF COVENANTS AND RESTRICTIONS AMENDMENTS
and RULES AND REGULATIONS:**

At this time, Janet Stockwell asked Nancy Dillard to present the amendments that were distributed in the annual meeting packet. Each amendment was presented along with an explanation of its purpose.

Janet Stockwell then asked Nancy Dillard to present the Rules and Regulations. Nancy Dillard presented the document as a whole along with the rationale for establishing a systematic process of having the membership vote on the Rules and Regulations that apply to individual owner responsibilities annually.

Ron Erday (Villa 188) expressed a concern about the wording of the third paragraph related to parking vehicles overnight in a driveway and a discussion ensued. After discussion, **Ron Erday made a motion to change the wording of paragraph 3 to read "Parking more than two vehicles overnight in a driveway is prohibited. Parking of any vehicle over two must be in the garage or at an alternate location off the property."** Dick Lowe (Villa 168) seconded the motion and all voted in favor by voting aye. **As a point of order - the section discussed (paragraph 3) is one of the sections that requires only Board of Directors approval.** The Board of Directors agreed to make the change as suggested. **Nancy Dillard made a motion that the vote be to accept the Rules and Regulations, as amended, and Randy Orde seconded the motion.**

The discussion came to an end and the ballots were collected and tallied.

Lender Liability Amendment - amendment to Article V(5) of the Declaration of Covenants and Restrictions passed with a vote of 94 owners in favor of the amendment and 1 owner in opposition. The amendment to Article V is:
"Section 5. Priority of Lien. It is the intent hereof that the aforesaid lien against each Lot shall be subordinate and inferior only to the lien of taxes and special assessments levied by the County of Sarasota or other governmental authority, and to the lien of any first mortgage placed upon such Lot prior to the recording of a Claim of Lien (with the exception of a purchase money mortgage given by a buyer to an owner-seller of such Lot). Any first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage, that acquires title to a Lot through mortgage foreclosure or acceptance of a deed in lieu of foreclosure shall be liable for assessments levied against such Lot as provided in Chapter 720, Fla. Stat., as amended from time to time, which currently requires the lender to pay the Association the lesser of 1% of the original mortgage indebtedness, or the sum of the regular and special assessments that accrued or became due during the 12 months immediately preceding acquisition of title by the lender."

Split Rail Fence Amendment - amendment to Article VII(1)(e) of the Declaration of Covenants and Restrictions passed with a vote of 94 owners in favor of the amendment and 2 owners in opposition. The amendment to Article VII(1) adds:
"(e) The Association shall maintain, repair and replace the split rail fences for all Lots that have split rail fences. The split rail fence is located on the property line of each villa separating the villa outside courtyard (Area C) and the Common Area

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as illustrated in exhibit A of the Amended and Restated Declaration of Covenants and Restrictions of Glen Oaks Manor Homes. If an owner of a Lot has requested and received permission to replace the split rail fence with a hedge, the owner will be responsible to maintain and replace the hedge as necessary.

Rules and Regulations - adoption of the Rules and Regulations passed with a vote of 89 owners in favor of the Rules and Regulations and 5 owners in opposition.

The amendments to the Declarations of Covenants and Restrictions and the Rules and Regulations will be filed with the Sarasota County Clerk of the Court.

REPORT OF OFFICERS:

President's Report: Janet Stockwell thanked the Board of Directors for all their hard work this past year. The President's report was mailed with the meeting packet.

Secretary's Report: Nancy Dillard reported that new weather-resistant agenda holders had been posted on the gazebos at the west ends of both lakes to keep agendas dry and from blowing away. Also, a bulletin board has been posted on the gazebo on the east end of the lake, with one side for official business and the other for residents' use. Nancy noted that a new page had been added to the website: "Neighbors in the News". This page is where articles from the local paper can be found that highlight residents of Glen Oaks Manor. Nancy also reported that the 2012 directories were out of stock and out of date. There has been approximately a 10% turnover of ownership this past year. New directories will be published in the Spring. If you have changes to your contact information or have not previously filled out the permission form, please pick up forms in the lobby or contact Casey Management to get an updated form on file.

Treasurer's Report: Sandy Kennedy reported that the association is in a healthy financial position. A full treasurer's report was mailed to all owners as part of the annual packet. Sandy extended a thank you to the Finance Committee: Charles Gott (Villa 48) and Bill Byers (Villa 6). The Finance Committee did a great job establishing the 2013-2014 budget.

REPORT OF COMMITTEES: The Committee Reports were mailed with the meeting packet.

Reminders from the Committee Chairs were:

- Mike Roberts, Landscape Committee - Thank you to the committee: Bob Lewis (Villa 53), Gloria Lowe, Randy Orde, Susan Stavros (Villa 81), and David Schuler (Villa 67).
- Ray Stockwell (Villa 10), in the absence of Steve Levine, Maintenance Committee Chair - Thank you to the committee: Bob Littlefield (Villa 17), Jim Frankford (Villa 157) and Ray Stockwell.
- Burt Gloor (Villa 153), in the absence of the Architecture Committee Chair - Thank you to the committee: James Gibbs (Villa 127), Susan Hopkins (Villa 61), Lon Ladwig (Villa 159), Peg Tams (Villa 35), Bill Tidmore (Villa 27), Marcia Wood (Villa 19), and Burt Gloor. Burt reported that a sample of a Board-approved prototype shutter for the front window was on display in the lobby. Also, that we have found a manufacturer to

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fabricate parts for our current louver mechanisms. These parts are also on display in the lobby.

- Terrell Hart (Villa 171), Compliance Committee - Thank you to John Vogel, Bob Littlefield (Villa 17), and Jim Durkin (Villa 172).
- Nancy Dillard, Communication Committee - Thank you to Edie Kaplan (Villa 104) for her work as editor of the Newsletter and webmaster of our website. Edie has sold \$2000 worth of Newsletter advertising, making the Newsletter virtually self-sufficient. Nancy also thanked Lavern Handschuh (Villa 70) and Howie Kaplan (Villa 104) for their work as the Welcome Committee for new residents.

UNFINISHED BUSINESS: Janet Stockwell thanked outgoing Vice President Mike Fortier for his years of service on the Board of Directors. Janet also thanked all the continuing and new Directors.

NEW BUSINESS: Janet Stockwell introduced the new Nominating Committee for the coming year: Chairperson Ella Williams, John Vogel and Randy Orde.

A suggestion to install a fountain in the lake had been discussed at board meetings during the fall. The Board of Directors agreed to send out a non-binding opinion poll to gain a sense of community preference. The straw poll vote results were 19 owners would be in favor of the installation of a fountain, 72 owners would be opposed, and 1 owner was undecided.

ANNOUNCEMENT OF THE 2013 BOARD OF DIRECTORS: The 2013 Board of Directors are Janet Stockwell, Nancy Dillard, Sandra Kennedy, Steve Levine, Mike Roberts, William Tidmore, and Robert Zinn.

OWNER COMMENTS:

Pat Richmond, Villa 126 - **Commented as an owner who has five of the windows in question that she would like to see an option for a window that opens from the inside.**

Gloria Lowe, Villa 168 - **Since new mechanisms have been made, is there still a need for window replacements?** Yes, while the mechanisms will extend the life of many of the louver windows, there are still owners that are going to want to replace the windows eventually or in case of widespread damage, such as caused by a hurricane. Therefore, we need to pursue the type of window that will be approved as a replacement.

Gloria also suggested **that owners should notify adjoining wall neighbors when you will be doing work in your unit. The noise can be alarming when you are not aware that work is being done.** This is a good point and will be addressed in a Newsletter article.

Dinah Stamp, Villa 32 - **What is the fire code in regards to the front windows?** The current shutters are grandfathered in as long as they are in place; however, new shutters must allow for egress through these windows.

David Bouverat, Villa 77- **Heronmere at The Meadows has the same windows. Have we checked with them to see if they have a solution for this issue?** One of the Architecture Committee members did recently attend an open house there and is looking to get the name and number for a handyman who does work on their windows.

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Al Bottner, Villa 141 - **Asked if the walkway around the lake was on the schedule to have repairs for the upcoming year.** The Maintenance Committee will inventory the lake walkway and will address issues that are there, perhaps by shaving sidewalk edges that have been raised producing trip hazards.

Stan Jones, Villa 188 - **Asked if the bottlebrush tree on the south side of the lake walk could be trimmed higher above the sidewalk as it hits him in the head.** The Landscape Committee will address this.

Virginia Carnahan, Villa 151- **Asked if the holiday lights would be up next year as they were not up this year.** Yes, there were electrical issues with the old lights this year, but new lights will be purchased for the next holiday season.

Ron Erday, Villa 188 - **Who put the wreath up on the Prudence entrance?** Aldo Boldi, Casey Management maintenance employee.

Bill Tidmore, Villa 27 - **Stated that due to the interconnectedness of our villas, everyone who has work done should get the required city building permits because of the effect on other's property. He found two people in the past year working without permits and encouraged them to get one, so that their work is approved by city inspectors.**

Bill stated that several owners said they would be interested in replacing their driveway slabs with pavers at their own cost. Is this something that the board would consider? This would need to come from the Architecture Committee and quite possibly would need attorney review for plausibility.

ADJOURNMENT: Dick Lowe made a motion to adjourn; Ron Erday seconded the motion; the motion carried. Meeting adjourned at 11:15 a.m.

Respectfully submitted,

Bridget Spence, CAM
Association Manager