

SOUTHWIND SHORES II

ANNUAL MEETING

June 6, 2015

Meeting was called to order at 10:00 a.m. at the Common Area. In attendance were the following homeowners.

Matthew Smith & Shannon Sternberg, Jim Chandlee, Mark & Sharon Boivin, George & Mona Tsoukleris, Bob & Kitty Hargis, Kevin & Lisa Miller, Twyman & Diane Hunt, Dave & Jill Morgan, Alyson Lawyer, Don & Rosann Fronczak, Pete & Laura Hoene, John & Karen Fortuna, Richard Clinton, Gary & Sharon Easton, Al & Maryann Ptasznik, Wayne & Jeanette Marlowe, Ronald & Vilma Castro & Loren, Allan & Bernette Witham, Hank & Linda Mycko. Al Ptasznik introduced new homeowners Hank & Linda Mycko to the community.

1st on the agenda was the Presidents report. Al Ptasznik stated he sent the community an email, telling them the progress the Board has made since last year's annual meeting. Front entrance at common area, horseshoe pits, clearing the brier and trees where the snakes were living. Richard Clinton started a facebook page for Southwind Shore II.

2nd on the agenda was the reading of 2014 Annual meeting minutes. A motion was made to pass and the motion was carried. Homeowners were emailed a copy of the minutes.

3rd on the agenda was Treasurers and Budget report. Sharon said she put the whole system on Quick Books. Now Southwind Shores II has online banking-bill pay and emails invoices. Sharon went over the Income & Expense report, line by line. Last year's balance sheet to this year's budget, Homeowners received copies of these reports. Sharon then passed it to Allan to explain some proposed items.

4th on the agenda, Allan said he started a bid system and saved some money on mowing, and gardening. Barriers were put in place with ropes, at the front entrance of common area due to safety issues. He hired a company to remove the briars, trees and stumps to help with the snake problem at the common area. Also he negotiated with the company to install 2 horseshoe pits. Allan received 3 bids to replace and repair the dock. Average bid was \$23,000.00 using Choice Deck lasting for 20 – 25 years. Some homeowners requested covered boat slips and the estimates were \$15,000.00 per slip. Sinking fund did not have that kind of funds. He proposed to have these following items put on next year's budget: fixing cracks in

the asphalt at the common area and the fascia part of the pavilion. The board voted to have the repair & replacement of the dock starting October or November 2015. Also the launch dock isn't included in the sinking fund. Allan said approximate cost for this is \$2,500.00, the board also approved this. Richard Clinton purposed the budget 2015-2016 is approved. Bob Hargis 2nd the motion and it was carried.

5th on the agenda Al said if he needed, he would send certified letters regarding the mowing and also for having more than 3 trailers per lot. The homeowner would be responsible for the charge of \$50.00 for not mowing and if you have more than 3 trailers per lots. He announced Lake Anna Mowing donated door prizes so we could use them at the annual meeting.

6th on the agenda, Diane Kelly resigned June 6, 2015. This is an election year for a 2 year term. Diane Kelly was voting chairman with Alyson Lawyer and Sharon Easton assisting. Participants are Allan Witham, Al Ptasznik, Sharon Boivin, Lisa Miller, Richard Clinton and John Fortuna. Southwind Shores II homeowners voted. New members of the Board 2015 - 2017 are Al Ptasznik, Allan Witham, Sharon Boivin, Lisa Miller and John Fortuna.

Big thanks to Bob Hargis for starting the sinking fund. Kevin Miller and Bob Hargis, thank you for grilling at the meeting.

Meeting was adjourned.

Sincerely

Al Ptasznik, President

Cc: File

Cc: homeowners