

MINUTES FOR ANNUAL MEETING

SOUTHWIND SHORES II

June 4, 2016

Present: Al Ptasznik - President, Sharon Boivin – Treasurer, Lisa Miller – Secretary, John Fortuna – Environmental Control Committee Chair. Allan Witham resigned, due to health issues.

The meeting was called to order at 10:00 a.m. at the common area. The following homeowners were in attendance.

Diane Kelly, Twyman & Diane Hunt, David & Teresa Jescovitch, Don Clarke, Sam Kemper, Bob & Kitty Hargis, Mark Boivin, Hank & Linda Mycko, John & Nancy Willis, John O’Quinn, Tim Briggs, George & Mona Tsoukleris, Warren & Laura Preston, Kim Srader, Wayne & Jeanette Marlowe, George & Brenda Sutorka, Kevin Miller, Karen Fortuna, Maryann Ptasznik, Alyson Lawyer, Jill Morgan, Mr. & Mrs. Lantz from Plain Properties, Damian & Holly Turchan, Tim Coleman.

Al introduced new homeowners, Teresa and David Jescovitch to the neighborhood. Also, that Bob Hayden had passed away May 28, 2016. He was a great pillar to our community for many years and will be greatly missed. Southwind Shores II is sending thoughts and prayers to his family.

Al stated that we have a vacancy on the board and he asked that any interested homeowner please come forward to be nominated.

Al talked about our new dock and boat launch in the common area. He asked that any off-water homeowners, please take care of dock and to keep an eye on all the boats, i.e.; making sure the boats are tied up correctly, and keeping the boats from banging on the dock.

Al suggested that if you have a problem with a neighbor, try to work it out amongst yourselves. If that doesn’t work, then the Board will have to intervene.

Karen Fortuna made a motion to not have the 2015 minutes read. Hank Mycko second the motion and it was carried. Lisa emailed all homeowners the 2015 minutes prior to the annual meeting.

John Fortuna, Environmental Control Committee Chair spoke next (Please see attached Environmental Report).

John Willis made a statement regarding the damage done over Memorial weekend to the boats at the SWS II dock in the common area; a fire extinguisher was sprayed inside some of the boats, causing damage. Also, the same person took a golf cart and ran it into a fence, causing additional damage. He sincerely apologized for the actions of his guest. John said he would incur all cost and if there were any other damaged properties to please let him know. Jill Morgan also had damage to her boat at her boat house. They do not believe the two incidences were related to each other. There are a couple of buoys missing on the lake. Please be very careful when the lake is low.

Sharon told the community that an audit took place for the year 2014-2015. This was the first audit for SWS II. Bob Hargis chaired and John Fortuna was also on the audit committee. Sharon wants to institute this audit procedure every year. There were three audit recommendations. First, any check we dispersed over \$5,000.00 will be documented and approved by at least two board members. Second recommendation was that the sinking fund maintains a minimum balance to protect its status and continue earning interest. Third recommendation dealt with good record-keeping procedures; anyone submitting receipts for reimbursement should please attach them an 8 1/2 X 11 piece of paper with the date, purpose, amount and your name. Also, please take care to circle or highlight the items that will be reimbursed. The board approved these recommendations. Sharon went over the financial report line by line. (See attached) Sharon stated that we need a motion to approve the budget for the coming fiscal year. A motion was made, and seconded and the motion was carried. Sharon stated that one of her goals for the next year deals with a CD that is about to mature. We need to figure out a way to maximize our return on investment. Sharon offered to be the treasurer for six years and she is halfway through. She is getting everything set up for the next treasurer.

John Fortuna spoke about the 2 items that were placed on the agenda. First thing was a 7 day notice for items to be placed on the agenda. There is nothing in our covenants that states the secretary has to send out two different notices regarding the annual meeting. If you have an issue throughout the year you are not going to wait to contact the board a week before the annual meeting. Two notices are a courtesy. The by-laws simply state that the board has to send one notice to the community regarding the annual meeting. The 7 day notice for items to be placed on the agenda is just a courtesy to remind people to submit any topics for discussion at the annual meeting. John asked if any discussion is required or can we leave the process as is. The community agreed to leave it as is.

John discussed the second agenda item (see attachment 2). The (BOD) put a committee together (Richard Clinton, George Tsoukleris and Hank Mycko) to review and make changes that could improve the rental situation. The board agreed to not implement the committees'

recommendations. John Fortuna took it upon himself to talk to an HOA lawyer. He then reviewed our by-laws and updated the by-laws into one document. Big thanks to Linda Mycko for re-typing the by-laws and giving the board an electronic copy. John emailed a copy of the by-laws to the homeowners to read over and add their suggestions and email a copy back to John Fortuna.

John opened to the floor to discuss the committee report. Hank and George were fine with what the board decided to do. There was no further discussion on this topic from the floor. The board thanked the committee for the hard work they had done. It was greatly appreciated.

Al stated that there is a position on the board that needs to be filled. He asked for nominations from the floor. George Tsoukleris and Hank Mycko were nominated. Hank Mycko declined, and wishes to run for the board next year. George will take the place as Vice President until next election year.

Respectfully submitted,

Lisa Miller, secretary

Cc: board/homeowners

Cc: File