

MINUTES FOR ANNUAL MEETING

SOUTHWIND SHORES II

JUNE 17, 2017

Present: Al Ptasznik - President, George Tsoukleris – Vice President, Lisa Miller – Secretary, John Fortuna – Environmental Control Committee Chair. Absent, Sharon Boivin – Treasurer.

The meeting was called to order at 10:15 a.m. at the common area. The following homeowners were in attendance.

Alyson Lawyer, Kitty Hargis, Damien Turchan, Don Clarke, Hank & Linda Mycko, Bernadette Witham, Pete Hoene, Warren & Laura Preston, Karen Fortuna, Sam Kemper, George & Brenda Sutorka, Tim & Betsy Briggs, Maryann Ptasznik, Richard & Mary Lantz, Wayne & Jeanette Marlow, John & Nancy Willis, Dave Forman, James Wallace, Twyman Hunt, Diane Kelly, Gary & Sharon Easton, David & Teresa Jescovitch, Mona Tsoukleris.

New homeowners were introduced, Mark Ware and Julie Johnson, Mark Starkey, and Stephane & Wendy Muszynski. New property owners Mark & Pam Fischer and Kellie Starkey were not able to attend the meeting and we welcome them also.

Warren Preston made a motion to not have the 2016 minutes read. Hank Mycko seconded the motion and it was carried. Lisa emailed all homeowners the 2016 minutes prior to the annual meeting.

Because Sharon Boivin was unable to attend the meeting, the Treasurer's Report was distributed but not discussed. The Treasurer added the following comments to the minutes after the meeting:

As of May 31, 2017, our POA has \$79,335.31 in total assets. In 2015, the POA Board voted to loan three year's worth of Sinking Fund income proceeds from our money market account in order to keep the account open and with a minimum balance after we paid for the common area dock repairs. 2017 was the second year we did not fund the Sinking Fund in order to repay the loan. The final year of repaying the loan will be 2018. In 2019 we will resume funding the Sinking Fund.

Our expenses were below budget for fiscal year 2016-2017 mainly due to lower legal expenses for by-law and covenant revision than anticipated and due to not using the funds allocated for common area drainage work.

The proposed 2017-2018 budget includes carry over funds to complete the needed common area drainage work, a significant reduction in legal retainer fees due to the completion of the work on the by-laws and covenants, and a new allocation for community activities.

The Treasurer reminds property owners that all POA financial documents and statements are available for their review upon request. Please contact Sharon Boivin with any questions.

Al said that the Board had approved the budget for 2017-2018. Al 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.

Al made a motion to approve the Amended and Restated Declaration of Protective Restrictions and Covenants and By-Laws (the By-Laws). Warren seconded the motion. The motion carried with a vote of 74-2 by a count of the proxy ballots and membership in attendance.

The final step will be to file the document at the court house. Once that is done John will then send out a file (3 emails) that will include:

1. The By-Laws (amended and restated)
2. The updated informational guide
3. Complaint form and rental form.

Linda Mycko asked about getting a load of sand for the beach area at the common area. The new board members will address this at their next meeting. Alyson Lawyer asked about getting the weeds removed by the rip rap rock next to our dock. Don Clarke suggested getting a group of homeowners together to remove it.

This is an election year for the Board of Directors. Nominated from the floor were Linda Mycko, Diane Kelly and Laura Hoene. Current board running are John Fortuna, George Tsoukleris, Sharon Boivin. A vote took place and the following members were elected, John Fortuna, George Tsoukleris, Sharon Boivin, Diane Kelly and Laura Hoene.

The meeting was adjourned at 11:30 a.m.

Respectfully submitted

Lisa Miller

Secretary

Cc: board/homeowners

Cc: file