

Villages of Fireside Annual Meeting
Tuesday, October 20, 2020
RideOut Elementary School Cafeteria

The Annual Meeting of Members was called to order by Diane Branaugh at 7:17 p.m.

Proof of Notice was provided showing that notice of the meeting was mailed to all owners of record in accordance with the Association's documents and Florida Statutes.

A quorum was not established. The Board proceeded with an unofficial meeting for the homeowners who attended.

The Board members were introduced. In attendance from the Board of Directors were Diane Branaugh and Ernie Dukes. Kathy Melton, CAM represented The CAM Team. Cindy Deger resigned from the Board effective September 21, 2020.

The minutes from the previous Annual Meeting had already been approved. No additional minutes were presented for approval.

Reports of Officers:

Diane Branaugh reported that all the ponds are in compliance. The ponds are treated monthly by Lake Doctors. Repairs were done to the boardwalk. Boards (120) were replaced and repairs were made to several sections of railings. The stringers are deteriorating rapidly so plans will need to be made for replacement – approximately \$278k. The Board is hopeful to be able to put funds away over the next couple of years to avoid having to increase assessments. The gates were closed back in the spring on the recommendation of CCSO. Trespassing at the boardwalk and waterfront can better be enforced now that the gates are closed. The new camera system is up and running and is tied directly into CCSO.

Ernie Dukes: No Report

Kathy Melton, CAM reported that the Association is in good financial shape. The account balances as of September 30, 2020 were:

Operating Account	\$146,875.10
General Reserve	\$ 26,779.42
Paving/Drainage Reserve	\$179,742.16
Boardwalk Reserve	\$ 40,676.51
Petty Cash	<u>\$ 238.72</u>
	\$394,311.91

Outstanding receivables are \$23,736.14 which is approximately the same amount as last year.

The Paving and Drainage Loan balance is \$14,846.21 and will be paid off right at the beginning of 2021.

Reports of Committees:

ARC – Diane Branaugh reported that all ARCs are completed to date.

Election of Directors

As there was not a quorum, an election could not be held. The current Board members will continue. Nominations were taken from the floor for volunteers to join the Board. The following homeowners expressed an interest:

Shawn Abbott
Patrick Thach
Joseph Asturi
John Rich
David Smith
Christina Kingsbury
Rick Henning
Maryse Andre

The Board will schedule a time to meet with the interested parties and the appointment of new members to the Board will be done at the Budget meeting in November.

Unfinished Business: None

New Business:

A proposal was received to install a SOS system at the gate so that emergency vehicles can enter the community more easily. Tabled so that a LPR (license plate recognition) system can be investigated.

Open Forum:

A homeowner said that the Board should consider increasing assessments due to anticipated expenses in the future, such as the boardwalk.

A homeowner expressed concern about the height of the trees along Fireside Drive. A notice will be sent out with the annual statement mailing reminding homeowners that they are responsible to keep trees cut to a clearance of 13' 8".

A homeowner asked about the ARC members and who is currently serving on the committee. Volunteers are needed.

Chuck Francisco thanked Ernie Dukes for his help with the gate issues, and to Diane Branaugh for her service to the community.

All business being completed, Rick Henning made a motion to close the meeting. Diane Branaugh seconded. None opposed. The meeting was adjourned at 7:58 p.m.