

Santa Rosa Villas Townhouse  
Association

Annual Meeting Minutes

November 8, 2014

Board Members in Attendance

Tom Kiernan  
Mike Smith  
Carla Kesterson  
Stan Mulder  
Jaime Cellar  
Alyce Reames  
Dock Boyd

Homeowners Present

Brenda Glasser	Kenneth Deuel
Carlos Acevedo	Ron Gray
Sandra McKnight	Beverly DuFrechou
Mr. & Mrs. Lacey Collier	Jeff & Kathy Condon
Catherine Kress	Russell & Anne Belanger

Others Present

Cheryl Kelley, Etheridge Property Management  
John Loftis- Loftis MarineDivision

- The meeting was called to order by Tom Kiernan at 2:00pm
- A quorum was not established with 17 owners present & 7 proxies for a total of 24. Kenneth Deuel made a motion to temporarily adjourn and then momentarily proceed with Annual Meeting with those 24 present & proxies as the representatives of the owners, Jeff Condon seconded the motion and all in favor.
- We checked our bylaws and found nothing to conflict with reconvening the meeting.
- Proof of notice of the meeting was presented.
- Report of Officers: Tom referred to the new HOA statutes 720 and explained why we hired a management company. Mike Smith gave an update on the new sound side dock, and stated how much the residents are enjoying the dock.
- Cheryl Etheridge of Etheridge Property Management was introduced. This is our first meeting after hiring the management company. Cheryl spoke and thanked the board and homeowners. She stated that she was looking forward to her management of SRVTA.
- 2013 Annual Meeting Minutes were reviewed, motion made by Jaime Cellar to approve, Ann Belanger second and all in favor, minutes approved.
- The 2015 budget was presented, reviewed and dues increase discussed. There was discussion as to the need for a dues increase for added expenses i.e. The hiring of a management company and overall cost increase in expenses. Basic Cable is provided as stated in the by-laws and continues to be a large expense (at approx. 38%). The need to upgrade and overall maintaining the property. It was also noted as to need for opening a CD and or Reserve Account. Dues will need to increase to \$75.00 starting January 2015 in order to balance the budget.
- BOD voted on 11/20/14- Tom Kiernan made a motion to approve dues increase to \$75.00 as of January 2015, Mike Smith second, all approved.
- Cheryl noted that dues may be paid online on the Etheridge Property Management website, paid by mail to Gulf Breeze P.O. Box or mailed to the EPM office.
- Candidates for the Board were presented and additions from the floor were requested. No additional homeowners volunteered by mail or from the floor to serve on the board. The existing seven board members will stay on the board.

- Long Range Planning: Hardie Board siding and metal roofs were discussed. The purpose was to give factual information so that each owner can make the improvements as they need new roofs or to replace siding.
- John Loftis, the contractor that built our dock presented on hardie Board. He discussed Hardie Board and other similar product by other manufacturers. It appeared to be a no brainer that as needed from rotten T1-11 which is an outdated siding, that newer materials such as Hardie Board should be considered.
- Metal Roofs: Brent Woody with Advanced Roofing & Waterproofing had presented to a board meeting but could not attend this Saturday. Carla Kesterson made a short presentation covering the reasons metal vs asphalt shingle roofs should be considered. Due to longevity, strength and energy efficiency metal roofs should be considered. The tree types of roofs were briefly mentioned: classic rib with exposed fasteners, standing seam and stone coated shingles. Prices were mentioned and brochures and color chards along with business cards were available to anyone that wanted to call for more information.
- Hiring an Architect for some drawings or computer programs to help us visualize a new façade. Jill mentioned that she could help with this on the computer.
- Architectural Committees were formed for both the Sound side and the Gulf side. Sound side: Carla Kesterson, Mike Smith, Ron Gray, and Brenda Glasser. Gulf side: Russell Belanger, Doty Hepworth, Beverly Collier and Jaime Celler.
- Drain update: Carla reported that SRIA by working with Paolo Ghio had cleared the sand and debris clogging our drain. We were granted permission to build the dock. Thank you SRIA!
- Dock: The dock is complete and beautiful. Many people are enjoying our new dock. Mike Smith was applauded for getting this project completed. Mike, thank you for a job well done!
- The meeting was adjourned at 3:15 p.m.