

# SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Owners Meeting

November 5, 2016

## Draft Minutes (approval at AM 2017)

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### CALLED TO ORDER:

Tom Kiernan called meeting to order @ 10:04 a.m.

### Board MEMBERS ATTENDING:

Tom Kiernan  
Stan Mulder  
Carla Kesterson  
Mike Smith  
Jaime Cellar  
Andrea Miller  
Bruce Clark

By Teleconference  
Tufts & Jamie Celler

### Owners ATTENDING:

Robert & Dorothy Hepworth  
Lacy & Beverly Collier  
Beverly DuFrechou  
Tim Atkins  
Jason Bryant  
Michele Dean  
Kenneth Deuel  
Peter Kantrales  
Jacob Reighard  
Rachel Watts  
Michael Vanderberg  
Bart Warner  
Rachel Watts

Total 32 Present and Proxies

Cheryl Kelley – Association Manager  
+11 Proxies

### APPROVAL OF 2015 Annual Meeting Minutes:

Bruce made a motion to approve the 2015 Board Meeting Minutes, Andrea seconded. All in favor.

### Certified Proxies and Attendance: 32 present and proxies, quorum established

### Proof of Notice for Annual Meeting: certified

### 2016 FINANCIALS:

Cheryl Kelley presented the **Financials as of September, 2016.**

All owners with a balance due are sent a statement. Quarterly billing thru 12/16 has been sent to owners.

Tom made a motion to approve the Financials presented. Andrea seconded. All in favor.

**Budget for 2017:** The Budget for 2017 was presented, detailing the income and expenses projected for 2017. Annual Dues Budget \$53,766.00 (3% increase as per SRVT documents) and Expenses \$53,766.00.

Reserve acct to be set up in the amount of \$20,000.00 with monthly transfer of \$1000.00.

Budget to be approved by Board, directly following annual meeting.

See attached/ budget. Dues will increase to \$77.25 per month, as of January 2017. (\$231.75 per quarter)

### Election of 2017 Officers:

**7 Board of Directors are allowed as per Bylaws, there were 13 nominations for Board, therefore, election for the 2017 Board of Directors was conducted: Ballots were submitted and counted by Cheryl Kelley.**

2017 Board members are:

Stan Mulder, Jaime Celler, Tom Kiernan, Ron Truett, Bruce Clark, Ann Belanger & Bart Warner

Thank you to all who were nominated to serve; all are invited to join committees as needed.

**Other Business:**

**Rules and Regulations:**

Lacey Collier is working with committee to update the rules, more committee members are needed. There was discussion of past rules, following those rules and the need to update the Rules & Regulations by spring 2017.

**Separation of Funding Gulf/Soundside:**

Tom Kiernan presented at brief history of hurricane disruption of occupancy and the fact the assessments were still paid. Carla noted that many owners, if not all have been disrupted by storms and have not been able to occupy units from time to time.

After discussion, it was decided to maintain expenses as best as can be, as far as maintenance for Gulf/Soundside. Allowing a Gulf side expense for a capital improvement at approx. \$5200 as the soundside had a dock built in 2015. (6000.00 less the gulf side power washing \$800.00)

**SRIA, Land Lease:**

Owners should contact Fleming & Fleming Attorney, Pensacolabeachlease@gmail.com \*website for owners/lessors to send copy of Land Lease.

Carla stated way to fight paying taxes & Lease fees, owners must protest. Worth getting involved.

**ACC Guidelines/ARC updates:**

**All owners are required to notify management for approval of any additions/changes: windows/doors/ painting/decks, etc. for approval by Board of Directors and Architectural committees.**

**Palm Tree Trimming:**

Palm Tree Trimming is planned for early December, Owners will be notified, Palms on Decks are owner's responsibility to notify management if they do not want them trimmed, notices will be posted before the project begins. Wayne Sellers Landscaping will perform the Palm Tree Trimming.

**ADJOURNMENT:**

As there was no further business, the meeting was adjourned at 12:10 p.m.