QUAIL LAKE HOMEOWNERS ASSOCIATION ANNUAL MEETING

February 20, 2018

Annual Meeting Minutes

The annual meeting of the Quail Lake Homeowners Association was called to order at 7:05 pm by Ray Uhlhorn. Ray welcomed the nineteen homeowners that came to the meeting. The overview of the Annual Meeting is for 1) the election of Board Members whose term is expiring and 2) Reports by the Board members of the area of responsibility and what has taken place in the last year and 3) for the members of the community to ask us any questions or give any suggestions of how to make Quail Lake an even better community in which to live.

Door marshals were Don Mager and Jim Watters. They collected all ballots that were brought to the meeting and asked all residents to sign in. Ray Uhlhorn said that at least 69 votes were required for a quorum. Jim Watters said the proxy ballots mailed and residents that brought their votes in with them to the meeting has established a Quorum, 99 votes in all. The Annual Meeting is official and we can conduct our business. Notice of the meeting and the proxy ballots were mailed to each homeowner in residence or to an alternate residence. An email was also sent reminding the homeowners of the annual meeting, and notice on the bulletin boards. Roll call of Board Members present: Marcy Burth, Chuck Kowalski, Marlene Fleming, Michelle Wilson, Jim Dellecker, Ray Uhlhorn and Barb Sheptak.

Minutes of the Annual Meeting of February 21, 2017 were made available for review. Copies were emailed to the Board, printed copies were available at the meeting for the residents in attendance. Reading of the minutes were dispensed. Jim Dellecker moved that the minutes be accepted; Marcy Burth seconded the motion. Motion passed unanimously.

Introduction of Board Members

Ray Uhlhorn explained the Quail Lake by-laws, along with a recent Board action established a nine member Board of Directors for two year terms. Five Board seats are up for election in even years, four seats for election in odd years. Five Board members are to be elected this year. The volunteer candidates running this year are: Marcy Burth, Pamela Dietz, Edward DiNunzio, Marlene Fleming, Dave Gibson, and Ray Uhlhorn (for a 1 year term). There were no nominations from the floor. The door marshals will tally the ballots and results will be announced later.

Committee Reports – Annual Recap of Activity

**Treasurers Report:** Marcy Burth

- The Treasurer is responsible for billing and collection of dues from all residents and the payment of expenses incurred by the Quail Lake Homeowners' Association. We began the year 2018 with $133,584.33 in assets, comprised of almost $17,000 in the checking account, $101,000 in the road repair fund, and over $15,000 in the working capital fund.
• Quail Lake has no outstanding debt. The biggest expenditure in 2017 was the completion of Phase 2 of the Lakeshore Restoration Project. The $21.75 quarterly assessment for the Lakeshore Restoration Project is complete, so dues will be reduced by that amount beginning April 1st.
• The company that we have previously purchased our Board Insurance through has gone out of business, so we have had to secure a new company for the Board Insurance.
• We receive calls from banks and lending agencies from prospective homeowners complementing us of our strong financial position of our Homeowners Association.
• We also receive several compliments that we have an exceptional looking community, and that is thanks to all our homeowners that take such pride in their homes. Thank you.
• Chuck moved that we accept the Treasurer’s Report, Marlene seconded, and the motion passed unanimously.

Vice President and Grounds Report: Chuck Kowalski
• Early in the year, Ray and Chuck analyzed the extent of the damage to our roads caused by the significant hydraulic leak from a Waste Management vehicle.
• Chuck, Ray and Jim Dellecker finalized renovation of landscaping and lighting to both entrance islands.
• Over the summer, Chuck and Pat Vinti coordinated two tilapia harvests from our pond, with over 1900 pounds of tilapia being removed.
• In the fall, Chuck repaired two street signs that blew over during Hurricane Irma.
• Soil samples were collected in the entrance islands in hopes of learning the cause of several failures of the annuals planted.
• The photo cells were replaced on the entrance islands after the cell failed on the East Venice island.
• I am currently working with Urban Turf to create a sustainable group of vegetation on the entrance islands.
• I am gathering competitive quotes with a sign contractor to replace all of our street signs.

Directory and Website Report: Michelle Wilson
• Annually we need to get authorization to publish email addresses and phone numbers for the Quail Lake Directory, so all residents must respond before the Directory can be published. We are still waiting for a few responses, so the Directory will be published when all are received.
• The website has been upgraded over the last year and has a lot of current information. Upcoming events for the communities are listed as well as our newsletters, minutes and Quail Lake Ladies Luncheon. The website is www.eastvillageofvenice.com

Architectural Report: Marlene Fleming
• The Architectural position is to keep the outside of the homeowners property in line with the Covenants and Restrictions. I review plans for new landscaping projects, exterior house colors and roofs, and any construction on the outside of the house. The neighborhood has been very cooperative to the upkeep of their lawns, shrubs and roofs.
Governmental Affairs: Jim Dellecker

- There were no government updates this year. We thank Jim for stepping up to fill this position for a year. He filled in wherever and whenever he could help.

Community Relations and Secretary: Barb Sheptak

- As Secretary, I draft the Minutes of the monthly Board meetings from notes and recording. I recap the meeting into a Newsletter for the residents, email to all residents and pin copies on the community bulletin boards. I email residents of meeting reminders or any special notices. On the Community Relations side, I welcome new homeowners with a Quail Lake welcome packet. The packet currently consists of a Quail Lake coffee mug, maps, and tourism information for Venice, as well as a list of frequently asked questions pertaining to our neighborhood. 8 welcome packets were delivered in 2017.
- A new Homeowner Welcome Reception will be held soon for the newest homeowners and the board. This will be the fourth welcome reception and has been enjoyed by all. Our new homeowners are great additions to our neighborhood.

East Village Master Association Representative: Nancy Hampton

- Nancy attends the EVMA monthly meetings and is the liaison between Quail Lake and the EVMA. She reports back to us the discussions and proposals made and voted upon. These mostly pertain to the repairs and improvements of the facilities at the East Venice Community Center. If there are agendas that relate to all of the neighborhoods, Nancy brings that back to our Board so we can discuss, and Nancy communicates our input back to the EVMA Board. She votes in the best interest of Quail Lake.
- A resident asked if the deteriorating bike path adjacent to the ponds across E. Venice belonged to the East Village Master Association or Sarasota County. It is the county property and we gave the resident information on who to contact.

President Report: Ray Uhlhorn

- We completed Phase 2 of the retention pond shoreline maintenance and restoration project consisting of 742 linear feet of geothermal tubing and sod. Phase 2 was accomplished without any new or additional assessment cost to homeowners.
- Through the efforts of Pat Vinti, a Tilapia Harvest was initiated where Tilapia are removed from our retention pond, at no cost, in order to help preserve the shoreline. So far, after 2 harvests, a total of 1,900 lbs of Tilapia has been removed from our pond.
- A Waste Management truck had a leaking hydraulic fluid line that created numerous spots throughout Quail Lake. We entered into negotiations with Waste Management and their Insurance Carrier and were able to reach a $24,580 settlement agreement for damages.
- We worked with Sarasota County on Hurricane Irma debris removal. Special authorization had to be provided to Sarasota County contractors to enter Quail Lake since we are a private community.
- The Board once again hosted a new residents reception to welcome new home owners to the community.
- The Board authorized increasing its membership to 9 members in an effort to create a more effective transition and succession to Board responsibilities.
- The Board once again decorated and placed Christmas lights at both entrances to Quail Lake.
- The Board is indebted to Jim Dellecker for stepping forth to fill the unexpired Board term of a Board member who needed to resign due to health reasons.
**Board Election Results**

- At this point, Ray asked the Door Marshals to see if all of the votes have all been counted and what the results are. Jim Watters announced that all the ballots have been counted, and all 5 nominees have been elected for two years, and Ray for 1 year.

**Audience Comments**

- A resident asked why the pool hours were what they were, and not longer. Ray suggested attending an East Village Master Association meeting and address to them, as we do not make the pool hours.
- A resident had participated in the EVMA Craft fair last fall. She was charged a fee to participate and was curious as to where the collected funds were deposited or used. This is also an EVMA question.
- Marlene attended the County Commission meeting regarding the Marijuana Dispensary proposed on Center in the Winn Dixie Plaza. It was a packed house and 3 people spoke, with concerns for children in the area and traffic. The County Commission approved the location.

**Presidents Comments**

Ray thanked the homeowners for the pride and support they take in our community. Thanks also to the Board for volunteering their time and efforts. Most of the other East Village communities use an outside management company to conduct their business. This is a savings of at least $150 per Quail Lake homeowner each year, as well as having better and quicker results.

Next scheduled meeting is Tues. March 20, 2018 at 7:00 pm. Jim Dellecker moved to adjourn, Marcy seconded. Meeting adjourned at 8:05pm.

Respectfully submitted,

Barb Sheptak

Secretary