

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.

Annual Membership Meeting Minutes

March 16, 2018 at 1pm

Golf Green Clubhouse

DRAFT

CALL TO ORDER: The meeting was called to order by Jim Gallagher at 1:01pm.

DETERMINATION OF A QUORUM: A quorum was established with 38 members present in person or by proxy. Also present were Kim Delaney and Jo-Ann Finnell from Sunstate Management.

PROOF OF NOTICE: Notice of the meeting was mailed to the members and posted in advance in accordance with the Association's Bylaws and Florida Statute 7.18.

APPROVAL OF MINUTES: **MOTION** made by Peg Mercner, seconded by Chuck Hendrikson to waive the reading and approve the Annual Membership Meeting minutes from March 17, 2017. Motion passed unanimously.

PRESIDENT'S REPORT: Presented by Jim Gallagher.

- The buildings have been power washed and painted.
- The carpet on the stairs was replaced. There was unexpected damaged wood underneath the existing carpet that was repaired before the new carpet was installed.
- The pebble walkways were sealed and the Board was not happy with the results. The work is being redone at no cost to the Association beginning May 1, 2018.
- The pool has been resurfaced and the pool heater had to be replaced unexpectedly.
- The Association changed landscaping companies to GreenScapes in September. There has been an improvement.
- The Board would like to thank Kay Kibbel and Carol Crane for all that they do.
- The Board negotiated a new cable contract which includes 1 large HD box and 2 small boxes.
- 2 handicap lounge chairs were purchased for the pool area.
- Reminder to homeowners to remove any items outside their units prior to leaving for the summer.
- The Board would also like to thank Jacque for installing the clubhouse fans and recess lights.

TREASURER'S REPORT: Presented by Leroy Kibbel.

- Leroy presented from the 2017 year-end financials as presented.
- The Association ended the year \$9,500 over budget due to landscaping issues and roof repairs.

SOCIAL COMMITTEE REPORT: Presented by Kay Kibbel.

- Kay reviewed the activities organized by the Social Committee throughout the year. There has been a great turnout at events.
- The garage sale was very successful and the committee wanted to thank everyone who participated.
- The committee has a \$1,120.38 balance as of March.
- Kay Kibbel has decided to resign as the Social Committee chair.

LANDSCAPING COMMITTEE REPORT: Presented by Carol Crane.

- GreenScapes was helpful in the cleanup before and after Hurricane Irma.
- The Association has mulched around the Gazebo. The mulch supply was limited due to Irma so the plantings were not mulched at that time.

- Make sure that any potted plants and hanging objects are put away prior to homeowners leaving. If there is a storm, any items left will be placed in the dumpster.
- Any changes made to the outside of the unit needs to be approved by the Landscaping Committee and the Board prior to the change being made.
- Carol will check with the landscapers to see if they can bag the leaves instead of blowing them into the pond.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- Membership vote to not fully fund the Reserves passed with 38 Yes votes.
- Membership vote to carryover the surplus passed unanimously 38 Yes votes.

ELECTION: Jim Gallagher, Jim Petrucci, and Leroy Kibbel were re-elected to the Board of Directors to each serve a 2 -year term. Peg Mercner and Chuck Hendriksen were not up for election and remain on the Board for one more year.

ARC REQUESTS: Kim Delaney from Sunstate clarified the Association's documents regarding alterations to one's unit. If a unit owner would like to make an alteration to their unit, they must fill out an ARC form and submit it to the Board for approval. The ARC form can be found on the Associations website, www.mygolfgreen.com. Kim also explained that even though windows are the unit owner's responsibility, an ARC form needs to be filled out and submitted for Board approval prior to the work being done.

ADJOURNMENT: With no further Association business to discuss, Chuck Hendriksen adjourned the meeting at 1:31pm.

Respectfully submitted by
Kim Delaney/LCAM
Golf Green Condominium Association, Inc.