

PROPERTY OWNERS ASSOCIATION MEMBERSHIP MEETING

Tuesday, September 16, 2014

The meeting was called to order by the President, Elaine Dreidame, at 7:00 PM followed by the Pledge of Allegiance.

Roll call indicated all Board members present with the exception of Barbara DeCoste, excused.

The minutes of the August meeting were approved as read.

Treasurer's report, August 2014, showed the net operating cash flow was up at \$9,381 with the opening cash balance of \$116,792 and ending cash balance \$126,172 due primarily to ad revenue of \$23,639. Advertising revenue differs month to month as the renewal dates for ads come due.

Membership alerted residents to the upcoming dues dates for 2015. Our year 2015 begins 11/1 2014 with 2015 dues first being accepted on that date. The first Email alert will be 12/14/14 and first snail mail notice early in January 2015. Residents were thanked for their interest and support of the mission of the POA.

SHINE, funded by CMS, and managed by the Dept. of Elder Affairs in Florida, has several sites available as noted in the SUN during the AEP beginning October 15, and ending December 7. SHINE counseling is a free, unbiased assessment of the options available allowing residents to make the best health care choice for them. It is important to re-evaluate your choice each year as options and costs change.

Representatives from Seniors v. Crime, SHINE, lightning issues, Realty Executives, and District staff were available at the back of the room for individual questions and concerns.

The cash raffle yielded \$30 each to three lucky ticket owners.

Open Forum – questions posed will be responded to in the Bulletin:

Update to the sinkhole insurance survey – will a self-insured plan be feasible?

Is information available on the law suit discussed in the SUN recently?

Any thoughts on the safety of corrugated tubing versus a gas line encased in hard tubing?

Is there further information on the manufactured homes being removed in the original section of the Villages for new homes to be built on those sites?

Does anyone monitor the age of renters here from out of state?

Who monitors lawn care of uninhabited properties on an ongoing basis?

Speaker: Joe Shoemaker, attorney with Bogin, Munns and Munns spoke to the group about "handling and avoiding contractor disputes". Mr. Shoemaker offered many suggestions for avoiding problems including: checking on the contractor before signing a contract, defining the cost precisely, what is the

date when the work be completed, exactly who will be performing the work, is there a warranty, and how would possible disputes be settled? A lot to consider before signing the contract.

There being no further business, the meeting was adjourned.

Sadly, due to a miscommunication there were no donuts, just coffee.

There being no further business, the meeting was adjourned at 8:25 PM

Respectfully Submitted,

Carolyn Reichel, Secretary