

CITRUS COVE HOA

2017 ANNUAL MEETING MINUTES

The annual meeting was held on Sunday, January 23, 2017 at 3:00 p.m. at 13444 Suburban Terrace. The following people were in attendance: David and Claudia Smythe Lot 44, Brandon Welch Lot 22, Monica Hickman Lot 18, Heather Chamberlain Lot 16, Harold Underwood Lot 15, & Jeff Avery Lot 11.

The meeting was called to order by President, Brandon Welch about 3:05. The minutes from last years' meeting were scanned over and approved. (David motioned, Harold Seconded the motion) A brief Financial Report showed that our current Bank Balances were \$2918.98 in Checking and \$15,501.91 in Savings. Sec. Treasurer Claudia did point out that we have balances due to Keller Mechanical of approximately \$2078.22, Shed permitting fees of about \$1200.00 and the balance on the shed will be approximately \$2080.00. Figures are only approximates as there may be sales tax and some permitting fees that have not been finalized.

Brandon updated everyone present on the status of the tank project. It was noted that final payment has not been made to Keller Mechanical and Engineering due to some unfinished work. They have promised us a new relief valve, as they only put the old one on the new tank the day of install. Also they left a leaky connection, which David had 'bandaided', but it is still leaking, and also are supposed to be securing the tank to the concrete pad. Jeff Avery suggested we send a letter clearly stating our position of withholding the final payment until such time as the work is finished. Then if we have to hire someone else to do these things we can pay for them.

The zoning difficulties for the carport were also explained. Because the well was permitted to be drilled so close to the edge of the property, the structure needs to be put up within 10 feet of the property lines when zoning requires 25 feet. Therefore we have had to apply for a variance, the hearing for which is scheduled to be held Feb. 9. While it has made us pay more fees, we felt that the added years to the tank by covering it would be worth the extra expense and trouble.

Other old business that was brought up included Harold Underwood saying that his valve to his house does not completely shut off and he requested that it be replaced. Placing NO TRESSPASS signs on the pit area was also discussed, as people still do go down there with four wheelers, etc. on occasion. Also the goal of having Florida Rural Water Association come and locate our lines, valves etc. was repeated.

Under New Business Claudia asked if there would be any interest in us setting a date for a community wide Garage Sale. No one seemed interested in that. The men talked of the need to possibly rent some equipment and trim the trees on the well lot. Jeff Avery said he would share the cost perhaps as he also had trees needing trimming, so a work day will possibly be set up before the hot weather returns. Chris also brought up his desire to have some repair parts on hand so that when we have a break of some kind that we are prepared. David agreed wholeheartedly.

Since Brandon had asked to resign the position of President after just one year, we needed to elect all three officers for the coming year. David nominated Chris Carter to retake the President position, and Monica Hickman seconded the motion. All were in agreement. Debbie Allen, our Vice

President, was not able to be at today's meeting do to some work training, but she had expressed that she was willing to remain as Vice President. Jeff Avery raised some questions as to her ability to help during emergency repairs, etc. and wondered if there was someone who might be more suitable. After some discussion of if the job of Vice President really included her to have plumbing skills or not (Brandon pointed out that he had been President but was not able to do repairs on his own), it was agreed to table the matter until we could talk to Debbie about her ability and willingness to 'take charge' and be prepared for emergencies. Jeff then nominated Claudia to remain as Secretary/Treasurer, and Brandon seconded the motion. She was approved of by all.

Some further discussion about our Cross Connection Plan not being really enforced took place as refreshments were being served. It was agreed that we should probably start to implement that requirement over the next year, giving people time to get a back-flow preventer installed and inspected.

With there being no more business to discuss, the meeting was adjourned.