

Indian Creek Phase V Homeowners Assn., Inc.
Annual Meeting Minutes
Tuesday, February 10, 2015
Keystone Clubhouse

Meeting was called to order at 7:00 pm by Jerry Wardrop.

Roll call was taken by Betty Diaz. In attendance were:

Jerry Wardrop
Barbara Cole
Stephen Majercik
Vince Gradasso
Betty Diaz

Proof of Meeting Notice was verified. Letters were mailed by Sunrise Property & Estate Management LLC; meeting packages were mailed and also delivered by Stephen Majercik; notices were posted in website and at the Stillwater Circle entrance for more than three days.

Proof of meeting quorum was established by Sunrise Property & Estate Management with 30 members present in person or by proxy.

The Minutes of the Annual and Reorganization meeting minutes of February 10, 2014 were reviewed and approved. Motion to accept by Stephen Majercik – second by Vince Gradasso. Motion passed unanimously.

Jerry expressed acknowledgement and recognition on the hard work of the Board members as volunteers: Barbara Cole has served as Treasurer for many years; Vince Gradasso maintains the website and chairs the Architectural Committee; Betty Diaz transcribes the minutes; Stephen Majercik chairs the Orientation Committee and distributes proxies, newsletters, etc. Jerry also acknowledged Sunrise Property Management on their great work.

Committee Reports

Treasurer's Report – Reviewed by Barbara Cole. Total cash on hand (including CD's) through December 2014 is \$39,115.63. Jerry asked why the legal expenses were high, and Barbara explained the expense was for the dog issue with a homeowner who had two large dogs exceeding the weight limits indicated in the by-laws. Owner decided to sell the house and has moved. Barbara indicated the Board is setting aside as much as possible for the Capital Improvement Fund, which can only be used for the road repair project. Motion to accept by Vince Gradasso - second by Betty Diaz. Motion passed unanimously.

Architectural Report - Vince Gradasso reported 11 requests were received for painting and landscaping.

Vince shared a report he pulled regarding the website. From March 2014 – February 2015, there were 484 visits to our website. Vince asked for assistance from anyone who may have some web design experience in order to add enhancements to the site.

Motion to accept by Barbara Cole – second by Betty Diaz. Motion passed unanimously.

Orientation Report – Steve reported there were a total of 10 orientations in 2014. Jerry explained how the Orientation Committee was established to acquaint new homeowners and renters of the HOA by-laws. As a result, properties have been well maintained. Renters are also required to go through the Orientation Committee.

Motion to accept by Betty Diaz – second by Vince Gradasso. Motion passed unanimously.

Nominations from the floor for the Board of Directors – There were no nominations made from the floor. Five Board Members were willing to retain their positions: Jerry Wardrop, Barbara Cole, Vince Gradasso, Stephen Majercik, and Betty Diaz.

Election of Board Directors – There was no need to hold an election and the present Board stands for 2015.

Old Business

Barbara Cole indicated an animal trap was donated by a resident and it is available for residents to borrow to trap stray animals. The Palm Beach County Animal Control will pick up animals after they are trapped. Anyone wanting to borrow the trap should contact Barbara.

New Business

- A. Motion to approve \$50.00 monthly administrative increase for Sunrise Property & Estate Management LLC from \$288.00 to \$338.00 was accepted by Barbara Cole – second by Steve Majercik. Motion passed unanimously.
- B. Engineering Report on street paving - The Board is planning to obtain an engineering report to obtain bids for the repairs. The report will consist two phases.
 - Phase 1: Site inspection and condition of the street. Engineer will give an opinion on what type of work needs to be done; will provide a cost estimate of all the repairs and type of work that needs to be done. The estimates will be good for two years. Phase 1 of the report will cost \$1,500.
 - Phase 2: Engineer will provide a design and scope of work to be submitted to contractors for bids. Board will need three bids. Phase 2 will cost approximately \$3,000-\$3,500. The Engineer is guessing an approximate amount of \$40,000 for re-paving the street.

The Board will be applying for a Neighborhood Matching Grant with the Town in March 2016 for \$5,000 for the road repairs.

Member Comments

Jerry Wardrop shared a list of sex offenders within a 3-mile radius. There are 13 offenders.

Motion by Vince Gradasso to adjourn the meeting 7:58 pm – second by Betty Diaz.