

## **DEEANN LAKEFRONT ESTATES HOA**

### **Meeting minutes, Annual Meeting of the Members February 29, 2020**

The annual meeting of the Members was called to order by Les Wabnitz, President of the Board, at 1:00, Saturday, February 29, 2020. President Wabnitz welcomed all new owners and introduced each. He then opened the floor for election of Chairman of the meeting. Motion made by Red Polzin for Bob Hagness to chair the meeting, seconded by Marilyn Piers, motion carried.

Bob Hagness asked if there were any additions to the agenda. Gary Boniface asked that a contract completion question be addressed. Les Wabnitz stated we should have a discussion re whether we should pursue the 55+ community project and also whether we needed a deferred expense account. All three items were added to the agenda.

Per a motion by Les Wabnitz, seconded by Marie Kruse, the reading of the minutes of the 2019 annual member meeting was waived.

Proceeding with old business, Les Wabnitz reported we now have a computer and printer in the clubhouse office. Gina Hough and Bob Hagness set up QuickBooks program, saving us approximately \$2,400 a year in accounting services.

The seawall caps were replaced and stained. Sand was used to backfill places, but more is needed. Les Wabnitz made a request for volunteers for this project.

A surveillance camera contract has been approved and installation will begin soon. Mike Hough donated a camera for the dock and another camera will monitor the gate.

Les Wabnitz announced a change in dues assessment dates to allow a new Board to have input into the budget. There may be a change in the amount of HOA fees due July 1. Our new budget year will be July 1-June 30.

President Wabnitz then thanked the Landscape Committee for a job well done, stating specifically the palms down Stephen Drive made the area much more attractive.

In conclusion, President Wabnitz announced that two board members, Doris Berube and Dan Speakman, were resigning this year from the Board and thanked them for their years of service.

Doris Berube gave the Treasurer's report. As of February 29, 2020, we have a balance of \$19,309.26 in the checking account and \$126,621.94 in the money market account. As of December 31, 2019, we had \$1,714.53 in checking and \$54,646.13 in the money market accounts. Excluding prepaid HOA fees deposited at year end in each year, the December 31 total of both accounts increased by \$61.45 in 2019 from the 2018 total of both accounts.

Chairman Hagness then called for committee reports. Doris Berube reported on the Clubhouse Renovation Committee. There was a beginning balance of \$2,124.23 and the rummage sale from 2019 brought in \$1,194.75. We purchased a dishwasher, pool furniture, dart boards and cork tiles for the clubhouse for a total of \$2,686.28.

Bob Hagness reported on the website. In 2020 to date, there has been 1,228 views by 206 visitors. Since inception 12 months ago, there has been 2,856 views by 619 visitors. The website now has a new page, "community updates" for owners to check for new information. Owners may choose to subscribe to this new page by using the subscription form found on the "contact us" web page. All members are encouraged to keep informed about our community.

Ballots for election of Board of Directors were passed out, marked and collected. The meeting continued while they were being tallied.

A motion was unanimously passed to authorize the Board to pursue remedies to correct and/or complete all work contracted to Spires Construction, to include use of legal services as needed and suit if necessary.

Gerald Clarke read a report regarding the pros and cons of pursuing the 55+ community project. Following a prolonged discussion, a question was brought as to whether the Board should move forward with the project. The Members voted not to proceed. The 55+ project will now be shelved.

Bob Hagness announced that there are now rental forms for all owner who intend to rent their units to complete for each renter. The rules regarding rentals are on the website.

Dan Speakman gave a report regarding the need to set up reserve funds for specific long term expenses such as the seawall, roofs, the dock, etc. Following discussion, a vote was held regarding whether the Board should develop a proposal and bring it up at the next annual meeting. After a vote of 26 "ayes" and 16 "nays", the motion passed.

Chairman Hagness then announced the results of the Director vote. Our new Board of Directors will be Mabel Fieler, Joe Thomas, Les Wabnitz, Ken Brownlee and Marie Kruse.

There being no further business, the meeting on motion adjourned at 2:45 p.m.

*Minutes prepared and submitted  
for membership approval by:*

Judy Marsh, acting as Secretary for  
annual meeting of members

These Minutes have been approved by  
the membership on \_\_\_\_\_.