

BENEVA PINES HOMEOWNERS ASSOCIATION

Board of Directors Meeting - October 21, 2010

Minutes of the 2010 Annual Meeting

The meeting was called to order at 7:00 pm by President Binh Nguyen. He verified that a quorum was present: 13 voting households were present plus 15 valid proxies for a total of 28, well exceeding our quorum of 19. Binh also confirmed that meeting notice signs had been posted for two weeks, as per Florida statute. Minutes of the 2009 annual meeting were unavailable.

Reports of Officers:

Vice President Jackie Bleile reviewed the board accomplishments and activities of the previous year.

- The board acknowledged the help they had received from working with Argus Management Co. and past board members.
- Lighting problems at the entrances were mentioned as an ongoing problem. Binh Nguyen was thanked for his efforts to understand the situation and make repairs.
- There were a few deed restriction violations, but these were resolved amicably.
- Our attorney had approached us regarding the need to revitalize our Covenants and Restrictions. This process is nearing completion.
- Much work was done to learn about our foreclosed properties (who were in control and how to handle maintenance issues).
- The annual garage sale was held as was the spring annual picnic.

Annual Treasurer's Report: Lisa Simpson

Lisa presented and reviewed the income and expenses for 2009 -10. She also discussed the proposed budget for 2010-2011 and announced that the Board has decided not to continue with Argus Management Company after the contract expires on October 31, 2010. Therefore, dues will be decreasing from \$325 to \$250 for 2010-2011. (See attachments) Lisa noted that according to our documents, a vote of the membership is not necessary to approve the proposed budget.

Committee Reports:

Secretary Nancy DeMarte reported on the status of the development's revitalization process. She gave a brief summary of the Statutes on which the process is based. She announced that we need a majority of lot owners, or 31, to agree in writing to renewing the documents. Currently, we have 33 yes votes and 1 no vote. She mentioned that a few more yes votes would be helpful in case any were deemed invalid by the attorney or state. (One more yes vote was submitted following the meeting.)

Elections:

Binh announced that there is one nominee for director, Jim Matysek of 3689 Aster Drive, and called for nominations from the floor. Hearing none, a motion was made by Vinnie Termine and seconded by Liz Berg to elect Jim to the board. The vote was unanimous.

New Business:

A motion was made by David Alvarez and seconded by Don Berg to carry over the budget surplus to next year. The motion was passed.

Member Forum:

Several residents had comments. Ruth McCaulley said she is concerned that the pond now has no ducks, and carp are swimming on the surface, possibly indications of problems with the water quality. Bob Barton added that the pond vegetation is almost gone except for the lily pads. Dave Alvarez mentioned that the pond water level is dropping.

Liz Berg said some residents are irrigating on the wrong days of the week. Tom Robertson mentioned that several sprinkler heads in the area along Beneva Road are not working; grass is dying. Liz Berg mentioned she has seen several dogs not on a leash, as is required by our restrictions and Sarasota County. Some cars have been parked on the lawn.

Sam Boyd said he did not think the revitalization process was necessary.

Adjournment: Vinnie Termine made a motion to adjourn the meeting. The meeting was adjourned at 8:12 PM.