

# BENEVA PINES HOMEOWNERS ASSOCIATION

Board of Directors Meeting - October 25, 2012

## Minutes of the 2012 Annual Meeting

The meeting was called to order at 7:10 pm by President Jim Matysek. He verified that a quorum was present: 16 voting households were present plus 12 valid proxies for a total of 28, exceeding our quorum of 19. Jim also confirmed that meeting notice signs had been posted for two weeks, as per Florida statute. Minutes of the 2011 annual meeting were read by secretary, Nancy DeMarte, and were approved, as corrected. (Tom Barton moved; Jim seconded).

### Reports of Officers:

**President:** Jim Matysek thanked all the neighbors for maintaining their property well. He also thanked Steve Biele for his work on the landscaping, Linda Termine and Liz Berg for their work with the newsletter and Neighborhood Watch, and Bob and Mary Barton for their work with the landscaping on the foreclosed property next door to them. Jim also welcomed our new neighbors who have moved in since the last annual meeting: Bruce Segal and Mary Kane, Jim and Nadine Hoffman, Albert and Gudrun Novak, Margaret Kneebone, and Deborah Knowles. He said the board was saddened by the deaths of residents Bob McCaulley, Lee Gagnon, Mr. Palmieri, and Jim O'Keefe, all who died since the last annual meeting.

Jim reminded residents to submit plans for landscaping or architectural changes to the board. He also mentioned that violations of the deed restrictions had been minimal this year, and reminded residents about not parking on the street overnight and not posting signs, as per Article VI #17. He mentioned that fall is a good time to clean up property and apply mulch. Jim also reported that three properties are either foreclosed or in arrears. The 3669 Aster Drive property is still for sale.

### Annual Treasurer's Report: Jackie Bleile

Jackie presented and reviewed the balance sheet for September 2012 and the Profit/Loss Budget vs Actual Budget through September 2012. She also discussed the proposed budget for 2012-2013. We are ending the year with a balance of \$2514.40. We also have receivables of about \$3500 in past dues and could begin foreclosure procedures on the properties. Jackie mentioned that the 2012-13 budget is slightly lower than that for 2011-12 because we have finished the large sodding and irrigation installations. Next year will focus on maintenance of our new landscaping. Annual dues will remain the same next year at \$250. They are due the end of October.

### Committee Reports:

Landscape Committee – Steve Bleile, committee chair, reported that the sod along Beneva Road has been replaced (24 palettes at a cost of \$5000). Sod has taken well and a small irrigation leak has been repaired. Steve also reported that the county has approved a 25 mph speed limit through the development instead of the current 30 mph. A sign has been posted at the Beneva entrance; a suggestion was made to also put one at the Proctor entrance. Steve said that some plans for 2012-13 might be to improve the palms on the island and the Proctor entrance landscaping. Residents offered a few suggestions and complimented Steve on his hard work.

Neighborhood Watch: Liz Berg reported that since January there have been two burglaries in the neighborhood, one from a garage. She gave a few suggestions for keeping properties safe, such as outdoor lighting and keeping garage doors closed. If a resident sees suspicious activity, he or she should call the non-emergency County Sheriff's number, 941-316-1201.

**Elections:**

Jim opened the elections of new board members. The board has two open positions to replace Jackie Bliele and Jim Matysek. Two residents had submitted 'Intent to Become a Candidate' forms: Lisa Michalski (Simpson) and Pat Crafts. Liz Berg moved to elect Lisa and Pat; Tom Barton seconded. The motion was approved.

**Vote on Budget Carryover:**

Jim explained that each year at the annual meeting, we must vote to carry over any surplus funds to the following year. Binh Nguyen moved to carry over the \$2514.40 surplus. Steve Bliele seconded. The motion was carried.

**Member forum:**

1. Donna Nolt mentioned the frequency of helicopters flying over the neighborhood at night. Linda Termine explained that she had called the county and learned that the Air 1 helicopter division responds to calls for missing persons or disturbances by sending low-flying helicopters to the area. If anyone has questions or concerns, they can call Sgt. Laster at 941-861-4087.

**Adjournment:** The meeting was adjourned at 8:25 pm. (Motion by Tom Barton; second by Steve Bliele)

Respectfully submitted,  
Nancy DeMarte, secretary