

Beneva Pines Homeowner's Association
Annual Meeting
October 27, 2016 -- 7:00 PM
New Covenant Family Church, Sarasota, Florida

Call to Order: President Gudrun Novak called the meeting to order at 7:05 pm.

Proper Notice and Verify Quorum: Anna Lea Matysek verified that a quorum had been met (19 households) per the sign-in sheets and the proxy forms submitted.

Board members in attendance: Anna Lea Matysek, Gudrun Novak, Jackie Bleile, Theresa James

Board members absent: None

Proof of Notice per Florida Statute: It was verified that proper proof of notice of the meeting had been provided.

Reading of Previous Minutes: Anna Lea Matysek read the minutes from last year's meeting. A motion was made and seconded to approve the minutes. The motion carried.

President's Report

Gudrun Novak reported that 10 homes have sold over the past year so we have a lot of new homeowners. Theresa James has been the board member who welcomes each new homeowner.

Three homes are in foreclosure; three are non-resident owned; eight are rentals.

The board met five times this past year.

A few violations – a shed erected in a back yard which was taken down. Requested to approve a few tree removals and home improvements. One tree removal exposed the Beneva wall and the HOA saw that the wall was in disrepair. Jackie Bleile arranged for the repair of the wall and the repairs have been completed.

Jackie Bleile found a bookkeeper who is working for the HOA a few hours per month on routine bookkeeping duties.

Gudrun mentioned the new HOA website, www.benevapines.com. The website contains the HOA documents, annual meeting minutes, and a list of upcoming events.

There was no community garage sale this year.

Gudrun introduced Doug Zimmerman from Longboat Aquatics to discuss the lily pads on the pond. Doug said that lily pads are a unique plant that is native to Florida. They are beneficial to ponds as they provide shade for the fish and provide oxygen to the pond. He said it's difficult to create a balance in the amount of lily pads in a pond. Lily pads have a root structure that can grow up to six feet long, which produces

runners. A chemical treatment in the water will kill all lily pads. Spraying them only kills the ones on the surface and actually stimulates the plant to produce more lily pads. The only wildlife that eats lily pads is turtles. The product that is used in the water costs \$2,000 per gallon and will prevent them for about eight months before they start coming back. In Doug's experience they will always, eventually come back. Currently Doug is using the spray method and he asked for patience as they try to control the lily pads without having to use the expensive herbicide (called "Sonar.")

Doug said that the pond itself is in great condition and is a healthy ecosystem.

There was discussion about the costs of the Sonar treatment twice a year vs. monthly spraying. The cost for two treatments per year would be about \$300 annually; the cost to spray is about \$21 per month which works out to \$252 per year. The new board will discuss the options at the next board meeting.

Committee Reports

Landscaping committee: A volunteer is needed to be the contact for our landscaping contractors. Jackie has been performing this duty.

Lighting committee: Chuck James has been taking care of the lighting at the two neighborhood entrances. He thinks that some wiring needs to be replaced and we need to restock our light bulb supply.

Neighborhood watch committee, Liz Berg: Liz could not attend the meeting; here is the report she submitted to the board.

On behalf of the Neighborhood Watch committee, I'd like to welcome all our many new neighbors to Beneva Pines. Our neighborhood has had no extreme issues this year, but we've had robberies and trespassers in the recent past. If something doesn't look right or someone is trespassing on your property, PLEASE call 911 and let the police know. DO NOT approach trespassers or answer the door to anyone you don't know. Our neighbors are very savvy of their surroundings and need to continue to be mindful of keeping garage doors closed, outside lights on, cancelling newspapers and mail when away, putting trash out only on Monday afternoons, and to be aware of when their neighbors are away so we can continue to stay safe.

Nominations and Election of Board Members

Two board members, Anna Lea Matysek and Theresa James, are planning to continue serving on the board for another year. Jane Vickers submitted an Intent-to-Run form. The bylaws say we must be governed by 3-7 directors. Jane Vickers was elected by acclamation.

Presentation of 2016-2017 Budget

Treasurer Jackie Bleile presented a balanced budget for 2016-2017. During the past year, the HOA hired a bookkeeper budget, Jackie Bleile: The HOA hired a bookkeeper at a rate of \$100 per month to maintain the books using QuickBooks, handle monthly bill payments and deposits, and take care of the annual billing.

Dues have been \$250 per year since 2002 (except for one year when a property management company was hired; that year they were \$325). Jackie commented that as the normal maintenance expenses increase, the HOA may have to consider raising the dues in the next few years.

Vote on Carry-over of 2015-2016 Budget Surplus: It was moved and seconded to carry over the prior year's funds (\$2,702.08).

Vote to approve the 2016-2017 budget: It was moved and seconded to approve the budget. The vote passed to approve the 2016-2017 budget.

New Business

No new business.

Adjournment

It was moved and seconded to adjourn the meeting. The vote passed.

Attachment: Treasurer's Annual Report

BENEVA PINES HOA

TREASURER'S ANNUAL REPORT

FISCAL YEAR ENDED SEPTEMBER 30, 2016

Prepared by Jackie Bleile, Treasurer

Cash – Beginning of year	\$ 4,894.14
Cash received for Dues & Fees	15,560.00
Cash used for Operating Expenses	<u>-17,752.06</u>
Cash - End of year	<u>\$ 2,702.08</u>

(Refer to packet with Financial Statements & Budget)

For the fiscal year just ended, we budgeted to spend \$15,100 which was equal to our budgeted income. During this past summer, a new resident, with board approval, removed trees and overgrowth from their back yard. In the course of those improvements, a large section of the north end of the Beneva wall was exposed that needed HOA attention. A lawn & landscape service was hired to clear overgrowth and debris within 5 feet of the wall on the west side. Florida Services was hired to replace the rotted wood panels and paint both sides of the wood panels, and pressure clean and paint the west side of the wall. This was not in the budget. The total cost was \$3,450. However, other expenditures came in nearly \$1,000 under budget, so we ended the year \$2,429 over budget. Cash at the end of the fiscal year was \$2,702.08. This is the 2016-2017 Carryover amount that we will ask the membership to vote on later in the meeting.

BUDGET 2015-2016

1. Discuss Budget in detail

Per the board approved 2016-2017 budget, the HOA will spend funds on normal operations and maintenance and the expenditures will exceed the revenue by \$100. The dues for 2016-2017 remain at \$250. There are no provisions for improvements or major maintenance for this fiscal year. Historically, we spend less than our budget and build our cash balance over 2-4 years. This is how we have been able to fund our “now & then” projects like the major tree or grounds maintenance. I do not expect this pattern to continue. The trees are getting larger and need trimming more often. The pond still has a lily pad issue we have not sufficiently contained. We have hired a bookkeeper to maintain the QuickBooks and take care of the annual billing, deposits, monthly bill payments, and financial reporting to the Treasurer. This was done to maintain the bookkeeping consistency and accuracy from year to year, in spite of board changes, and also to make the Treasurer position manageable.

The annual dues have been steady at \$250 per year since 2002 – 15 years - except for in 2009 when we tried out the Prop. Mgt. company and paid \$325. The HOA has not required any special assessments of the homeowners during this period.

ASSOCIATION MUST VOTE ON THE CARRYOVER