

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
TUESDAY, OCTOBER 19, 2010 - 6:00 P.M.
CENTRO CRISTIANO HISPANO CHURCH, 2014 PROVIDENCE ROAD, BRANDON, FLORIDA
MINUTES

I. DETERMINATION OF QUORUM/CALL TO ORDER/CERTIFICATION OF QUORUM

Robert Tankel, Legal Counsel of the Providence Lakes Master Association, Inc., called the Annual Membership Meeting to order at 7:05 P.M., on October 19, 2010, at the Centro Cristiano Hispano Church, 2014 Providence Road, Brandon, Florida.

Bob Berry certified that a quorum was present in person and by proxy. Robert Tankel asked for objections to him running the meeting. There were no objections.

Robert Tankel introduced the following: Bob Berry, Jill Moreno, Tom Breitsprecher, Ted Thoman, Joseph Wilson, Bill Honor, Mike Stuart (absent), and Louise Brown, Community Association Manager.

II. PROOF OF NOTICE OF MEETING

Robert Tankel read the Affidavit of Mailing as proof that notice was mailed to all owners and the notarized affidavit will be kept on file.

III. MINUTES

Joseph Wilson made a motion to waive the reading and approve the October 20, 2009, Annual Membership Meeting minutes as written. The motion was seconded by Tom Breitsprecher. All in favor, the motion passed.

IV. APPOINTMENT OF INSPECTORS OF VOTING

Ruby Gallagher and Vincent Gallagher were appointed by acclamation as Inspectors of Voting.

V. ELECTION OF DIRECTORS

Robert Tankel read the slate for candidates for the Board of Directors as Jill Moreno and Nathan Stiles. Write-ins from the proxies included: Lester Campbell, Ceasar Clavera, Mary M. Mitchell, and Jose Morffi. There were no nominations from the floor.

Vincent Gallagher made a motion to close the nominations. The motion was seconded by Robert Dietz. All in favor, the motion passed.

All candidates introduced themselves to the membership and expressed their interests in serving on the Board. The Inspectors of Voting collected the ballots and counted the votes. The following candidates were elected for three-year terms: Jill Moreno and Nathan Stiles.

VI. REPORTS OF COMMITTEES & OFFICERS

Discussions were held on the following:

- Replacement of the tot lot.
- Oktoberfest.
- Grounds and irrigation.
- Abandoned properties and lawn care.
- Zero tolerance policy on collections of assessments, legal issues, and foreclosures.
- Lake erosion and cause of draining system.

VII. BUDGET DISCUSSION

Discussions were held on the following:

- No increase in dues for 2011 – budget will remain the same.
- Coupon mailing.
- Paying assessments online.
- Bad debt allowance.

VIII. UNFINISHED BUSINESS

None.

IX. NEW BUSINESS

None.

X. ADJOURNMENT

There being no further business to come before the 2010 Annual Membership Meeting, a motion was made by Vincent Gallagher and seconded to adjourn the meeting at 7:31 A.M. All in favor, the motion passed.

XI. QUESTIONS & ANSWERS

The Board answered questions from the membership.

Respectfully submitted,

Gia D. Clinkscales, For the Secretary

These minutes were approved on 10-18-11.

Robert D. Berry
Signed

Robert D. Berry
Printed Name