

Draft Copy

GRAND PARK 2018 ANNUAL MEETING

NOVEMBER 8, 2018

The annual meeting of the Grand Park Community Association, Inc. was held on Wednesday, November 8, 2018 in the Dunnellon Pubic Library. President/Director Greg Jamison called the meeting to order at 10:30 AM; present were Officers: Vice President Julie Rhoades, Linda Jamison, Secretary and Georgi Gunnell, Treasurer and Directors Nancy Browall and Tim Collins It was established that the necessary quorum of 24 was met with 34 homeowner lots and 20 for CCW. Proxies and attendance sheets are attached to the minutes.

Julie Rhoades asked for a moment of silence to remember those we lost in Grand Park this year- Jean Janssen and Jack Pompilio. Remember Kathy Loffredo in your prayers.

Veteran John Wynne led the Pledge of Allegiance.

There were 3 new residents to be introduced. Rex Hewitt, Danny O’Neal, and Roger Ball.

Linda Jamison read the minutes of the 2017 Annual Meeting, which were approved as read, all in favor.

President Jamison gave some background as to the poor condition of our roads and introduced Harshin Agravat, representative of Asphalt Restoration technologies Inc from Orlando to give a presentation of his company’s product PDC. He began answering prepared questions but the audience interrupted with their own. Many objected on the grounds of health concerns. Other asked technical question about the mechanism of the product. After the question and answer period, info from the Marion County Roads and Maintenance Dept was handed out with their suggestion that our roads won’t need THEIR type of services for another 10 years. A motion was made, seconded and approved that GP should hire someone to fix the roads, instead of Cathy Whealton volunteering her time and effort to fix the potholes. A NEW Road committee was tasked to research other methods of road maintenance with a March 15, 2019 deadline. This motion was seconded and approved.

The Treasurer’s report was given by Georgi Gunnell. It was motioned to approve and seconded, all in favor. There was NO increase in dues this year. The Bank Balance and Approved 2019 Budget are given in Attachments A and B.

Treasurer’s Report		2018	2019
Revenues	Dues	\$17,150.05	\$17,150.05
	Developer Cont.	2,889.32	2,889.32
	Total	\$19,794.64	\$19,794.64
Est. Reserve Balance*		91,630.75	99,546.00
Estimated Expenses		18,456+	18,500+
Actual Expenses 10/31/17		11,075.13	tba
Annual Dues	OWNER	245	245
	Developer Cont.	145-	145-

*Reserve balance includes Road, Sign, Engineering report, DRA and Contingency Fund

Joanne Marhefki suggested the former treasurers meet with Georgi to rebalance some of the accounts as we may be able to remove unneeded funds in one account and place where it could be used better.

President's Report by Greg Jamison

- Greg encouraged all present to make sure we have up to date contact information, including phone and email information. We try to communicate to the entire neighborhood and don't want people to be left out. Our website of GrandParkNotes.org has copies of our Covenants and we suggest everyone be familiar with them, paying attention to pages 17-24 as our "do's and don'ts".
- The entrance sign is being repainted this week by Curtis Bonds, our first professional painting in several years.
- Greg is awaiting the new lighting fixtures for the entrance sign, so when the new paint is completed it will be brightly illuminated.
- A reminder was given to put green light bulbs in lanterns to honor our veterans for November. Danny O'Neal donated several free ones. Cathy was putting up green lights in the island also.
- Due to break-ins in GP residents were reminded to use a dawn to dusk sensors for their lights and leave the lanterns ON to discourage vandalism. If you see anything suspicious dial 911.
- Greg explained why we were voting on new Directors. We were increasing our BOD from 3 to 5. New Directors MUST be elected by the membership, hence the new ballots. After the HOA meeting, the Board would then elect the officers.

Election for new Directors – ballots were collected and Georgi and Tim counted the results, which would be announced after the Committee Reports.

Committee reports

The Landscaping Committee report was done by Cathy Whealton. There was a neighborhood work day on Feb. 28th to pick up debris around the mailboxes, prune the roses and clean up moss. Neem Oil needs to be applied to the roses to kill aphids. Viburnum were planted between 83rd Pl Rd and 196th Ct Rd to prevent vehicles from taking that shortcut.

Julie Rhoades gave the Decorations report by showing the NEW painted nutcrackers she made with assistance from Jim Elwood. Suggestions were needed as to how to secure them near the mailboxes so they wouldn't be stolen. December 6th at 10 AM was chosen for decorating the magnolia, mail boxes and island for Christmas.

John Wynne gave the DAB report– There were 4 houses approved for repainting, 4 tree removals or relandscaping, 1 architectural addition. Everyone needs to get approval for repainting, removal of trees or major relandscaping. House numbers should be 4" tall.

Block Party report. –Linda Jamison -Our Spring 2018 Block Party was well attended (about 52 people) and those who came had a very good time and their fill of food and drink. With all the contributions from the neighborhood the final cost was less than \$126 to the budget. It was suggested our next Block Party be in the Spring of 2019. A committee will be formed to take care of this.

Old Business –none.

NEW Business-

Nominated for Board Members- Tim Collins, Greg Jamison, Nancy Browall, Cathy Whealton and John Wynne were elected as directors for Grand Park. As soon as the HOA meeting adjourns the new BOD would elect the officers.

–Greg accepted the resignation of Linda Jamison as Secretary. She would remain until the minutes of this Annual Meeting were done.

Motion to Adjourn was made, seconded and all in favor at 12:25.

Respectfully submitted,

Linda Jamison, Secretary

Committee sign ups-

***Decorations – Julie Rhoades**

Cathy Whealton

Danny and Connie O’Neal

***Landscaping**

Jim and Carol O’Connell

Jim Johnston

Cathy Whealton

***Road Committee**

Herb Gunnell

Paul Marraffino

Tim Collins

John Wynne

John Turcich

Jim Johnston

Block Party

Rich Osterholz

Georgi Gunnell

Sign and Mailbox

Jim O’Connell

Cathy Whealton

At the Board of Directors Meeting held immediately after the HOA meeting this slate of officers was approved: **President** Greg Jamison, **VP** Julie Rhoades. **Treasurer** Georgi Gunnell and **Secretary** Paul Marraffino. New **DAB members** were also appointed: John Wynne, Jim McElhaney and Frank Reynolds. Danny O’Neal and Joanne Marhefki agreed to be alternates.

Attachment A - Submission by Treasurer Georgi Gunnell

Grand Park Bank Balance 10/31/2018

	<u>12/31/17</u>	<u>10/31/18</u>
Checking Account	14,313.24	18,500.28
Money Market	11,362.18	11,371.64
DRA Reserve	1,788.93	1,408.32*
Road Reserve	70,741.80	76,306.94
Contingency Fund	<u>5,338.17</u>	<u>5,342.62</u>
	103,544.32	112,929.80
2018 Deposits from HOA Dues: (Includes CCW 2,889.40)	19,794.64	
2018 Estoppel Fee:	600.00	
2018 Bank Interest:	74.34	
2018 total Deposits:	20,468.74	

*Paul Wakefield Cleaning DRA's 800.00

Attachment B - Grand Park Community Association 2019 Proposed Budget

GRAND PARK COMMUNITY ASSOCIATION					
2019 Proposed Budget	<u>Based On 2018 Expenses</u>				
	<u>as of 10/31/18</u>				
ESTIMATED INCOME			Annual Dues		
Dues		\$ 17,150.00	\$ 245.00		
Developer Contribution		\$ 2,889.40	\$ 144.45		
				October	Projected
		Annual Expense	Per Unit Annually	2018	2019
ESTIMATED EXPENSES					
Common Area Maintenance*		\$ 9,951.84	\$ 126.40		
Common Area Insurance		\$ 700.00	\$ 8.00		
Administrative Costs		\$ 750.00	\$ 10.07		
Landscaping Fund		\$ 521.00	\$ 7.45	\$ 8,546.12	\$ 10,000.00
Road Reserves		\$ 5,506.20	\$ 78.66	\$ 76,306.94	\$ 81,815.00
Sign Reserves		\$ 104.30	\$ 1.49	\$ 26.75	\$ 100.00
Contingency Fund		\$ 400.00	\$ 5.47	\$ 5,342.62	\$ 5,700.00
Engineering Report Reserve		\$ 105.00	\$ 1.49	-	\$ 105.00
DRA Reserve		\$ 417.90	\$ 5.97	\$ 1,408.32	\$ 1,826.00
Total Expenses		\$ 18,456.24	\$ 245.00	\$ 91,630.75	\$ 99,546.00
*Common Area Maintenance Details					
DRA Maintenance		\$ 3,420.00			
DRA Reserve		\$ 1,408.32			
Perfect Cuts		\$ 4,620.00			
Pest Control		\$ 252.00			
Duke Energy		\$ 251.52			
		\$ 9,951.84			