

THE PRESERVE AT CROWN POINTE HOMEOWNERS ASSOCIATION, INC
ANNUAL OWNERS MEETING
FEBRUARY 9, 2013

MINUTES

CALL TO ORDER:

Pete Perez, President called the meeting to order at 10:10 a.m. at the Am Vet Post #292, 955 Dog Track Road, Pensacola, Florida.

There were 22 owners represented in person or by proxy. A quorum was established.

Affidavit of the meeting is attached and becomes part of the official records.

Pete Perez introduced the outgoing 2012 Board of Directors and Officers: Pete Perez, President, Vice President, Susan Jacobs, Tricia Shone, Treasurer, Gil Butler, Secretary, Caroline Kelly, Director and Kim Coffey Association Manager with Etheridge Property Management.

SECRETARY'S REPORT: Ron Roston moved to accept the minutes of January 28, 2012 Annual Owners meeting. Lee Ringele seconded. Motion passed unanimously.

TREASURERS REPORT AS OF DECEMBER 31, 2012.

CB&T Operating	\$ 12,375.31
Pen Air Reserve Account	\$ 25.10
CD GC 9545 Reserve	\$10,335.16
CD GC4387 Res. Mat 3/2613	\$10,897.52
CD PA 40 Reserve	\$25,784.73
CD PA 42 Reserve	\$18,522.96
CD CB&T 2543 Reserve	\$ 7,266.28
CD GC 1886 Reserve	\$ 6,996.38
CD GC 3679 Res. Mat. 5/3/13	\$ 8,569.09

Tricia reviewed the year end financials. She stated we ended the year with just under \$13,000.. We have installed the new security cameras at the gate. Mark is going to handle the cameras so they will be no additional monitoring charges. We currently have 7 CD's at 3 different banks. We proposed to move \$9,000 from the carry over funds from the operating account to the Reserve funding, if the owners vote to approve.

The audit committee verified balances with the Cd's and the accounts at the bank. The committee consisted of her and Lee Rangeley. Tricia stated she is not a signer on the accounts. Ron Roston made a motion to accept the year end financials as prepared. Tom Hatch seconded. Motion passed.

OTHER REPORTS:

Lake Report: Pete reported that Bob Jackson volunteered to take over the lake at the last years owners meeting. He managed it until the end of August. We contracted with Lake Doctors October 1, 2012. Algae has been an issue but the Lake Doctors have been working to eliminate. The permits will be coming due within the next few weeks

Gate Report: Mark Tinetti has done a lot of work on the gates this year. Back in February of last year someone had damages the gate and the relay switched had to be replaced. Mark was able to replace the switch and the person that hit the gate paid to repair. He is working on putting new codes in the gate for owners. We are working on making the code the owner's house number. We will keep the owners informed when this takes place.

Audit Committee: Tricia already gave the audit report.

UNFINISHED BUSINESS:

The out parcel was discussed. Pete stated we had a vote this year to accept Mr. Froehlich's offer. This was approved by 48 owners. Gil and Susan executed the documents. He is now part of the association and paying annual fees. He has since put up a "for Sale" sign. We did receive an email from Mr. White, we asked him at that time to hold off until we completed the transaction with Mr. Froehlich. A month or so after closing we received an email from Mr. White. WE replied that we would like to propose the same terms that we had with Mr. Froehlich. He sent another email with questions concerning the ECUA easement. Pete stated he contacted ECUA and spoke to the engineer and he is willing to work with Mr. White as long as they do not block access. We received another email from Mr. White around the 23rd of January with multiple offers. He wanted for us to bring his offers to the membership and requested that we respond to him within 5 days after our meeting... He was not clear is his email as to what he is exactly offering and that we would not be able to bring to the membership meeting on February 9. Pete stated the Board will wait for a response with a specific offer.

NEW BUSINESS:

Vote to Roll Over any excess fund at year-end. Bob Jackson moved to roll over \$9000 from 2012 excess funds to a new CD. Ron O'Neil seconded. Motion passed unanimously.

Nominations and Election of Directors:

The nominees for the election of the 2013 Board of Directors are as follows: Gil Butler, Susan Jacobs, Caroline Kelly, Pete Perez, and Tricia Shone. Pete stated he had decided to remain on the Board another year to help with the outparcel issue. Pete requested if Lee would be an alternate. Tricia and Gil may be moving Lee agreed. There were no other nominations from the floor. Pete moved to accept the nominees with Lee as an alternate. Ron O'Neil seconded. Motion passed unanimously.

The 2013 Board of Directors:

Pete Perez

Susan Jacobs
Tricia Shone
Caroline Kelly
Gil Butler

ADJOURNMENT: There was no further business, the meeting adjourned at 11:05 a.m.

Minutes approved this _____ day of _____, 2013.