

**Mimosa Bay Homeowners Association Inc.**  
**Annual Meeting**  
**2 November 2019**

**I. Welcome and Introductions:** Conducted by Jennifer Tucker, HOA President

**II. Call to Order:** Jennifer Tucker, HOA President, called meeting to order at 10:04 a.m.

**II. Certification of Proxies:** CAMS Manager Cathy Wade confirmed Quorum since the developer is present. Jennifer Tucker informed present membership that at the end of 2020 the developer loses his voting rights and more homeowners will need to be present in order to have quorum.

**IV. Proof of Notice of Meeting or Waiver of Notice:** Cathy verified proof of notice mailed to membership. **V: Approval of 2018 Annual Meeting Minutes:** Reading of minutes waived. Hal Siegel presented a motion to approve minutes and Rick Dutney seconded the motion. Jennifer Tucker, HOA President approved the 2018 Annual Meeting Minutes.

**VI. Developer Report:** Adam Nicholas, Clarendon Commercial Real Estate

- The fence along Old Folkstone is up and there are plans for an aluminum fence to connect the existing entrance gates. There are also plans for landscaping improvements at the Canvasback Gate.
- 21 lots are currently under development and will be turned over to LGI
- 86 total lots left and will be done with the year
- Developer will be turning over the community to the HOA by the end of 2020. Adam would like to have transition meetings beginning summer 2020 to being the turnover process and reviewing all permits and discuss any items that need to be voted on prior to turnover.
- The plan for the deconstruction of the waste water treatment facility in Phase 5 has to change since the permits have changed since they were originally
- The developer verified a boat corral will be in phase 5 and will be larger than what we already have. He stated that the exact location is not yet determined. He discussed a plan for improvements to original boat corral.
- The developer mentioned the possibility of exploring using building materials other than those currently approved for homes in the future.

**VII. Board Report:** Jennifer Tucker, HOA President

- Completed tasks of commercial grade pool furniture, gym update and Old Folkstone Fence
- Budget increase was based on the reserve study. Cathy Wade verified that HOA Board solicited the membership for budget committee members to assist with the budget. HOA Board and Budget Committee determined the incremental increase for long term savings and to avoid special assessments.
- Cathy Wade informed membership that a line by line expenditure breakdown of the budget can be found on the Mimosa Bay Homeowner Portal.
- Landscaping contract ends in March and new bids have been submitted.
- ACMC Interim Chairperson is Jim Shearouse. HOA Board will interview all candidate for ACMC Chairperson position and vote on this at the HOA Meeting on 5 November 2019.

**VIII. Financial Reports & IRS Surplus Funds Resolution:** Jennifer Tucker, President and Julie Shirley, Secretary signed the IRS Resolution.

**IX. Ratification of 2020 Budget:** Jennifer Tucker stated that the 2020 budget is ratified.

**X. Election of Board of Directors:** Alison Digit and Roger Scambler self-nominated for the vacant positions as write in candidates. Alison Digit and Roger Scambler were elected to Mimosa Bay HOA Board of Directors. The official positions of the 2020 Mimosa Bay HOA Board of Directors:

Charles Westall – President

Julie Shirley – Vice President

Alison Digit – Treasurer

Roger Scambler – Secretary

**XI. Adjournment:** Meeting was adjourned at 10:28 a.m.