

**VERANDA VII AT HERITAGE OAKS, INC.
HERITAGE OAKS GOLF AND COUNTRY CLUB CLUBHOUSE
CHASE OAKS DRIVE, SARASOTA, FLORIDA
MINUTES OF THE ANNUAL MEETING
MARCH 14, 2014
10:02 AM**

CALL TO ORDER

Pat Richi called the meeting to order.

DETERMINATION OF A QUORUM OF THOSE PRESENT AND BY PROXY

There were eleven (11) units represented in person and eight (8) units represented by proxy for total of nineteen (19) units. A quorum was established.

Darlene Cross was in attendance representing Argus Property Management.

ELECTION OF BOARD MEMBERS

The number of owners placing their name in nomination for the board was equal to the positions open so there was not a ballot election. It was announced the board members would be Alan Edwards, John Martinson, and Pat Richi. The owners were unanimously in favor new board.

PROOF OF NOTICE OF MEETING

The meeting notice was mailed to the owner of record as evidenced by Proof of Notice Affidavit attached hereto and made a part of these minutes as Exhibit A. The meeting notice was posted in accordance with the Bylaws of the Association and in accordance with Florida statutes.

APPROVAL OF MINUTES

The minutes of the annual meeting March 29, 2013 were approved as presented.

DIRECTORS AND OFFICERS REPORTS

Pat Richi reported on the following:

Verizon and alarm systems

We have received the several contracts for the alarm systems using the phones. Two dedicated phone would be required for each building. We also obtained quotes using radios and will be changing to the radio system. The cost will be \$475 per building for the installation and then \$60.00 per building for monitoring and service. The \$475.00 will come from the interest account and owners will not be charged for the increase. The interest in reserves will be used for this expense and owner approval will be required at the budget time in the fall. When Alan went away, with the bundled package, we could no longer use his phone for the alarm system. We won't have all the repair costs which will save money after the switch. There was one questions, there is a small beep in the alarms. Building 2300 needs to be checked. There is a sharp noise in the middle of the night and sometimes it sounds twice.

Water leakage

There has been water leakage of close to \$6,000. One problem was a leaking toilet which cost almost \$1,500. We became aware of the problem when the sewer/water billing was received. So with this, there will be problems with the budget.

The gutters at the back of the building have been smashed by Valley Crest. This will be addressed.

Landscaping – The deer are eating off the buds on many of the new plants.

OLD BUSINESS

None

NEW BUSINESS

Vote on Proxy Items

Rollover

There were no funds to rollover.

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Veranda VII at Heritage Oaks
Association, Inc.
Annual Meeting
March 14, 2014

Appoint Club Voting Representative

Pat Richi was appointed as the Club Voting Representative.

Discussion

It was reported branches were hitting units 2500 and 2326.

Jim Curran was introduced and will be taking over Pat's position on the Master Board. Jim stated he would like to continue sharing the information with the owners and if you have problems, please contact Jim. Jim reported that the shut – off valves on the exterior of the building are starting to break and it is an owner expense. The cost is \$276 and if 10 if more make the replacement at the same time the price is cut down to \$168.

As of April 1st, we will be switching to Sunstate Property Management. Pat stated it was time to move one. Owners will receive full information of the Sunstate.

ADJOURNMENT

With no further business, the meeting adjourned at 10:38 AM
Respectfully submitted,

Darlene Cross, CCPM, AMS, GRI
Assistant Secretary

VERANDA VII at HERITAGE OAKS, INC.
HERITAGE OAKS GOLF & COUNTRY CLUB CLUBHOUSE
MINUTES OF THE ORGANIZATION
BOARD OF DIRECTORS MEETING
MARCH 14, 2014
10:38 AM

CALL TO ORDER

Pat Richi called the meeting to order.

DETERMINATION OF A QUORUM

Present: Pat Richi and Alan Edwards and John Martinson. A quorum was established.
Darlene Cross of Argus Property Management, Inc., and owners in the area of the meeting.

PROPER MEETING NOTICE

The meeting notice was posted in accordance with the bylaws of the Association and in accordance with Florida statutes. All motions passed at this meeting were unanimously approved by all directors present unless otherwise noted.

APPROVAL OF MINUTES

The minutes of October 31, 2013 were approved as presented.

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Veranda VII at Heritage Oaks
Association, Inc.
Board of Directors Meeting
March 14, 2014

ELECTION OF BOARD MEMBERS

The following officers were chosen:

President:	Pat Richi	Term Expires 2015
Vice President:	Alan Edwards	Term Expires 2015
Secretary/Treasurer	John Martinson	Term Expires 2016

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

With no further business, the meeting adjourned at 10:45 AM

Respectfully submitted,

Darlene Cross, CCPM, AMS, GRI
Assistant Secretary