



ANNUAL MEETING OF THE MEMBERSHIP MINUTES March 3, 2015

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 10:00am by John Martinson. A quorum by present and proxy was established. Board Members present were John Martinson, Jef Friton and Alan Edwards. Also present was Nicole Banks for Sunstate Association Management Group, Inc.

NOTICE: Notice for the meeting was mailed and posted in accordance with the bylaws of the Association and the requirements of Florida Statute 718.

MINUTES: MOTION made by Alan, seconded by Jef to waive the reading and approve the minutes from the 2014 Annual Membership meeting on March 14, 2014. **Motion passed unanimously.**

PRESIDENTS REPORT:

- In April, the Board voted in favor of a management change to Sunstate Management: Michelle Thibeault, owner of Sunstate, Nicole Banks, CAM Manager.
- Pat Richi sold her unit and resigned as President. The Board appointed Jef Friton. He submitted the candidate intent for the Board of Directors. This was the only intent received for 2015.

TREASURERS REPORT:

- Jef Friton reported from the 2014 Financial Statements.
- To better manage cash opportunity, a cd for \$200,000 was taken out for 60months at 1.2%.
- The 2015 insurance renewal policy reflected an annual savings of \$3,000.

MANAGEMENT REPORT:

- Veranda VII website is www.myverandavii.com
- ADT monitors and maintains the sprinkler and alarm system.
- The landscaper is now M&E Landscaping. In the fall, \$6000 was spent on new plants and mulch.
- The Association attorney is David Meyer.

OWNER COMMENTS:

- Schultz of 2324, asked when the building will be painted. They have not been done since 2009.
- Owner asked who is responsible to touch up the paint on the front door. – It is the owner, not association.
- Mr. Langione mentioned he has touched up the paint at the front steps.
- Discussion regarding the screen door handles. This is owner responsibility.
- AC unit location, denied. The AC units must remain in the designated location. **MOTION** made by Alan, seconded by Jef to deny the request for an AC unit to be installed at an alternate location. **MOTION** passed unanimously.
- Judy Stephens of 5350, mentioned the erosion and drain issue at building 25. The drain work has been complete and downspout built around with rocks.
- Broken spot light to be replaced.
- New plants that did not make it are under warranty and will be replaced at no charge.
- Dryer vent cleaning was mentioned.
- Massey Pest Control information was given. If owners have any questions, call Sunstate 941-870-4920.
- Owner at #2223 asked who is responsible for screen. The Board confirmed that the owner is.
- Owner suggested that trash pickup be increased as needed.
- Jim Curran reminding all of the rules regarding grilling. The grills must be kept away from the buildings.

Motion to adjourn made by Mr. Walsh, seconded by Alan Edwards at 11:03am.

Submitted by: Nicole Banks, CAM
for The Board of Directors of Veranda VII at Heritage Oaks COA



ORGANIZATIONAL BOARD OF DIRECTORS MEETING MINUTES

March 3, 2015

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 11:05am by John Martinson. A quorum was established. Board Members present were John Martinson, Jef Friton and Alan Edwards. Also present was Nicole Banks for Sunstate Association Management Group, Inc.

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APPOINTMENT OF OFFICERS:

Alan made a motion to nominate John Martinson as President, seconded by Jef.

Alan made a motion to nominate Jef Friton as Treasurer, seconded by John.

Jef made a motion to nominate Alan Edwards as Vice President, seconded by John.

The officer positions will be as follows:

John Martinson, President 2 year term

Jef Friton, Treasurer 2 year term

Alan Edwards, Vice President 1 year term

NEW BUSINESS:

- MOTION made by Alan, seconded by Jef to approve David Meyer to move forward with a Claim of Lien against Bank of New York Mellon owned unit. MOTION passed unanimously.
- Tommy Bissonette to take a look at the electric and spot lights that are not working.
- Nicole to get bids regarding Dryer Vent Cleaning

ADJOURNMENT:

Motion made by Alan, seconded by John to adjourn the meeting at 11:20am.

Submitted by:

Nicole Banks, CAM

For the Board of Directors of Veranda VII at Heritage Oaks COA