



OBSERVATION POINTE MINUTES FOR ANNUAL MEETING OF MEMBERS

April 13, 2021 6:00 p.m.

MEETING VIRTUALLY VIA ZOOM. Meeting ID: 874 7186 2066 (no passcode needed)

Note: the Annual Members Meeting for 2020 was cancelled due to the Coronavirus pandemic

Call to Order

- Introductions of Board members, ACC members, and Property Manager
- A quorum was present (21 members by Zoom)¹
- Notices of Annual Meeting mailed March 26, 2021 and sign was posted April 8, 2021

Financial Report

- Management reviewed the financials for March 2021 and the year end for 2020

New Business

- **STATE OF THE HOA (ARTICLE VI, BYLAWS)**
 - Doug MacInnes provided an update of the neighborhood and reviewed items which were completed during 2020
- **UPDATE ON 6118 OBSERVATION CIRCLE, GROUP HOME.**
 - Construction has been completed and Sunrise will schedule an open house soon. They have installed a generator in the back of the home. There should be six residents (teens and children). Residents should move in May or June.
- **ELECTION OF BOARD OF DIRECTORS**
 - Doug MacInnes, Mason Stacy and Charlie Miller agreed to serve on the Board again. There were no other volunteers, therefore, they will serve as the 2021 Board.²
- **METRONET UPDATE**
 - Metronet cables are being installed the neighborhood. Metronet is a fiber cable network that will provide another option for internet, TV and phone services. They anticipate providing service by November.

Neighborhood Crime Watch

- New Crime Watch sign has been installed near the JR Alford Greenway entrance.
- Speakers from the floor (None)

Adjournment 6:34 pm

¹ Section 720.306 (9)(a), Florida Statutes. *If an election is not required because there are either an equal number or fewer qualified candidates than vacancies exist, and if nominations from the floor are not required pursuant to this section or the bylaws, write-in nominations are not permitted and such qualified candidates shall commence service on the board of directors, regardless of whether a quorum is attained at the annual meeting.*

² Section 720.306 (9)(a), Florida Statutes. *An election is not required unless more candidates are nominated than vacancies exist.*