



## **OBSERVATION POINTE MINUTES FOR ANNUAL MEETING OF MEMBERS**

April 10, 2018 6:00 p.m.  
Eastside Branch Library

### **Call to Order**

- Introductions; Quorum established by proxies (18) and members present (12)
- Notices of the Annual Meeting were mailed March 19, 2018 and the sign was posted on April 5, 2018

### **Financial Report**

- Financials for 2017 and the 2018 budget were presented by Lisa Smith, Association Property Manager. 100% of the annual homeowners' dues are paid for 2018.
- A question was posed if dues would be reduced as the Association has some retained earnings annually. It was discussed that the dues are set in the covenants and the covenants would have to be amended to change the dues. In addition, if we were to have an emergency, the retained earnings could be quickly eliminated.

### **New Business**

- State of the HOA (Article VI, Bylaws)
  - Presented by Doug MacInnes, President
    - The Board keeps members informed in newsletters, emails and our website. All information can be found on the website, including the Architectural Committee Change form. The "Contact" button will take you directly to the association property manager.
    - The 2018 Block Party was held in March to avoid conflicts that we typically have in the fall. Spring seems to be a better time for this event.
    - Power was restored this year to the light for the entrance sign on Nabb Road. Thank you City of Tallahassee!
    - 100% of the annual homeowners' dues were collected again this year.
    - Actions were taken when needed to enforce the covenants.
    - The Association maintains the hedges on Nabb Road when entering Observation Pointe. The Association is responsible for trimming and maintaining these as part of an agreement the developer made with the two homeowners. Maintaining the hedges also creates a neat, appealing entrance to Observation Pointe.
    - After Hurricane Irma neighborhood volunteers came together to clean up the storm damage. Thank you volunteers!
    - The broken sidewalk on Nabb Road was repaired.
    - The broken tactile pads for blind and seeing eye dogs were replaced.

- **ELECTION OF BOARD OF DIRECTORS\***

- There were no additional nominations from the floor
  - Doug MacInnes, Stacey Getz, Charlie Miller agreed to run again.
  - Florida Law states that when there are no more nominees than there are board positions, no election is required. Therefore, the three positions will be filled by Doug, Stacey and Charlie.
- There was discussion regarding people parking on the street. Members asked if we could send a letter reminding members that the parking on the street is not allowed.
- Newsletters will be going out with covenant reminders that will address parking on the street and trash cans that are visible from the street. Discussion of parking on the street included:
  - Children playing on the street
  - Emergency vehicles, trash trucks, and delivery trucks need to pass
  - Parking on the corner/curve is not a good idea
    - “No parking signs” cannot be installed because it is a public street
    - So far, compliance letters have worked. All of our neighbors are usually compliant and want to be compliant.
- Some drivers seem to ignore speed limit sign (25 mph) which is posted on Nabb Road. One person felt the school bus was speeding. Deputy Sheriff Crump advised that in a narrow area that sometimes it seems like vehicles are going faster. We have speed bumps in the neighborhood. Stacey encouraged neighbors to get to know one another, so that you can speak to your neighbors regarding issues.
- Aaron, our Webmaster, has added a PayPal button to our website to pay annual dues online. Thank you, Aaron! The button will appear when dues notices are mailed out.
- DOOR PRIZE winner – Kathy Peck.
- Neighborhood Crime Watch
  - Leon County Sheriff’s Office Deputy Dean Crump was present to answer questions after the meeting has adjourned

**Adjournment – 6:40 p.m.**

\* Florida Statutes provide that an election is not required unless more candidates are nominated than vacancies exist. §720.306(9)(a), Florida Statutes.

**\*\* Immediately following the annual members meeting, the newly elected board of directors will meet to elect its president, vice president, and secretary/treasurer.**