



**OBSERVATION POINTE**  
**AGENDA FOR ANNUAL MEETING OF MEMBERS**  
**Eastside Library on Pedrick Road**  
**April 16, 2024 6:00 p.m.**

**Call to Order**

- Introductions; determine quorum<sup>1</sup> -- Quorum established with members present and proxies
- Notices of Annual Meeting mailed March 26, 2024 and posted
- Three minute limit for speakers

**Financial Report**

- Management reviewed the financials and 2024 budget for end of year and March 2024
- Doug explained that we have requested a volunteer to review our books. In addition, as expenses increase we may have to consider raising dues. The Board is approved to increase 10% without a member vote (\$25 a year). The Board will be reviewing the expenditures to determine when and if this is necessary. Recommended to draft a letter regarding raising dues January 1<sup>st</sup>. send two letters one now and one in October.
- Discussion regarding compliance on lawn maintenance. Doug walks the neighborhood and when the yard gets to a certain point then, Doug has Lisa send them a letter and usually it will get done within a reasonable amount of time.
- Recommendation to add flowers and landscaping at the front entrance. Look in to have it repaired and where would the water hit. What would it cost to put in marigolds now and pansies during the fall.
- The dirt road washes down to our area; currently there is lot gravel washes off of Nabb Court on to Nabb Road.
- Water box by mailboxes was shut off because it was broken

**New Business**

- State of the HOA (Article VI, Bylaws)
- **ELECTION OF BOARD OF DIRECTORS<sup>2</sup>**
  - **Doug (P), Charlie (S/T) and Mason (VP) by operational law they will serve**
  - Each lot gets one vote
  - Fill in ballot with your address and three selections
  - Announcement of new board members
- Observation Pointe Sign is getting a little moldy; Doug usually cleans;
- Rose bushes by sign – Doug recommended pulling the roses out.

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<sup>1</sup> 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.*

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

- Appreciation of all the hardwork that went into the block party. It was one of the most successful parties. The Board does all the work, order the food, the bounce house, fire truck, etc. Request a party planning committee; request specific types of food.

### **Member Comments and Questions**

- Speakers from the floor

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

Adjourned 7 pm

### **Board of Directors Meeting:**

Doug – President

Charlie – Secretary/Treasurer

Mason – Vice President

Approved February 6 – Board Minutes

**Next Board Meeting – June 11 – Pedrick Library 6 pm**

## PROXIES RECEIVED

Mason Stacy

Sheila Harley – 6101

John & Patricia Yacalavitch – 6185

Maribeth Hudson – 6142

Toki Boyd – 6061

Jill Smith – 6165

Kristie Shau – 6138

Cory Wilson – 6198

Amy Chown – 6085

Nathalie Liegare - 6073