



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

April 12, 2022 6:00 p.m.

**MEETING VIRTUALLY VIA ZOOM.**

### **Call to Order**

- No quorum obtained.
- Doug introduced all current board members and ACC members.
- Notices of Annual Meeting mailed March 26, 2022 and sign was posted April 7, 2022

### **Financial/Management Report**

- For the 8<sup>th</sup> year in a row, the HOA has had 100% of our homeowners dues paid
- The Association is in good standing and operating in the black
- We have retained earnings of \$17,535
- If you would like copies of the financials or have questions, please email Management at [ObservationPointeHOA@gmail.com](mailto:ObservationPointeHOA@gmail.com)
- Homes in Observation Pointe are now selling in the \$300 thousands. It is important that you continue to maintain your homes, keeping your property mowed, trimmed, painted and otherwise as stated in the covenants. The neighborhood continues to be highly desirable among buyers.

### **ACC Report**

- Aaron thanked everyone for being diligent in filing the External Modification Requests for the home improvements, even if it does not require an ACC meeting. We appreciate our neighbors sending us a request. This year we received a few request for: solar panels, mailbox replacement, paint, etc. Everyone has been really good at following the ACC rules.

### **Old Business**

- Amelia Milton is in charge of the group home; however, for the last year we have had no response. Previous employee of the home has informed that she believes the hold up is they are working on obtaining their pharmacy license.
- Board is working on updating the email and phone number list.

### **New Business**

- State of the HOA (Article VI, Bylaws)
  - Website is updated with minutes and financials
  - ACC modification request form is on the website

- Neighborhood Watch – we are still members of the Leon County Sheriff’s crime watch; if you see something happening now, call 911; if it is not happening now call the non-emergency phone number.
- Spring and Summer season is here and you may see an alligator walking around. Please stay away from them and let them be. Tell your children to stay away from any alligator. There may be other wildlife too. A coyote has been spotted in the area.

- **ELECTION OF BOARD OF DIRECTORS<sup>1</sup>**

- Doug MacInnes, Charlie Miller and Mason Stacy agreed to stay on the Board.

**Member Comments and Questions**

- Charlie thanked Doug and Lisa for their commitment to the neighborhood

**Door Prizes<sup>2</sup>**

- Doorprize Trivia:
  - How many lots are there in Observation Pointe? 63--Kathy Peck – winner Walmart gift card
  - House number or Owner – which house was the first house to be built on Observation Circle? Doug Fitton – Stephanie Certain winner of gift card
  - House number or owner – which house was the last house to be built on Observation Circle? 6202 -- Stephanie Certain winner of gift card
  - House number or owner – whose house appears on the first page of website? Ben and Cheryl Bennett – winner Kathryn Peck
  - Drawing winners --
- Door prize drawing by address of members who appear by Zoom or proxy: Kendric Harley and Jill Smith

**Adjournment 6:37 p.m.**

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

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<sup>1</sup> Section 720.306 (9)(a), Florida Statutes. *An election is not required unless more candidates are nominated than vacancies exist.*

<sup>2</sup> Limit two prizes per lot. Attendance by Zoom or proxy required.

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Members Present:

Doug MacInnes  
Dianne Robinson  
Charlie Miller  
Mason Stacy  
Kathryn Peck  
Aaron Chern  
Pat  
Cory Wilson  
Stephanie Certain

Proxies Present

6061- Toki Boyd  
6073 - Nathalie Legarre  
6106 – Kendric Harley -- winner

6138 – Kristie Shaw  
6142 – Maribeth Hudson  
6165 – Jill Smith – winner

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Doug – president  
Mason – vice president  
Charlie – secretary/treasure

Minutes 2/15/22 – motion approve Charlie/Second Mason – approved

Board adjourn – 6:39 p.m.