

DATE: April 26, 2005

TIME: 6:33 p.m.

LOCATION: Woodlawn United Methodist Church Activities Building

ATTENDANCE: President, Ray Williams, Vice President, Lee J Kinner, Board Members: Dan Friess, Jonnie Venglik, Gene Ursprung

PRESIDENT'S REPORT: Ray Williams opened the meeting by welcoming those in attendance and thanking those individuals that have been helpful with the transition to the new Board. He announced that there will now be street captains that will be responsible for the dissemination of information for each street. The list is as follows:

He called on the group to keep in mind the number one priority of cooperative community spirit as the meeting transpired. He stated that that spirit was tested when he had to make his way through the neighborhood and ask permission to place new speed hump signs. That was met with great cooperation and he thanked those that were able to help. He also asked that all residents do their best to abide by speed limits as well as stop at stop signs.

He then stated that the second test of cooperative community spirit would come during the meeting. He asked that all present put the Glades community ahead of their own agendas with regards to the five year plan.

Williams reviewed the priorities as discussed in the last homeowner's association meeting. They were as follows:

- Ensure our safety
- Protect property values
- Re-establish cooperative community spirit

"Why a five year plan?" Williams discussed that the Board had come with several reasons why it was important. Those reasons were continuity from year to year, major area growth and development, to anticipate and plan for needs, full understanding and to fulfill priorities. He then opened up discussion to the floor for other ideas and there were no other responses.

He offered some topics to be covered by the five year plan:

- Security
- Water Management – How does future development effect an already existing problem?
- Covenant Review and Clarification
- Insurance Review
- Glades II Issues – Williams is working with neighbors in that area to try to solve existing

problems. The association is being sued at this time and liens have been put on properties that have not paid. Williams is looking for a way to deal with the problems without having to take further action.

Community Activities

Discussion was then opened to the floor for other issues to be addressed. Responses are as follows:

Relationship with the Golf Course

Future Growth and Development of Golf Course to Condo – Can it happen?

Review Covenants Including Voting Requirements to Get Things Passed

When Looking at Water Management the Golf Course Needs to be Included

Beautification of Neighborhood

Noise Management

Sidewalks & Curbs and the Costs Involved

Lights/Security

Beautification of Mailboxes

Gating the Community – research benefits and disadvantages

Williams introduced two new committee chairs. David Harless will be researching security and safety options and Tom Crady will head up reviewing the insurance.

Williams stated that the list would not be closed out and ideas could be added as they arose.

Where do we go from here? Committees will be assigned to help with these. If anyone has an interest in helping with any committee, please feel free to let the Board know. All help is gratefully excepted. A framework will be set up for these committees. Things can be added to this framework, but no deletions will be accepted.

It was discussed that almost all things on the list would cost money and a warning was given to be prepared for that as part of the discussions. The idea of “poolside chats” was presented. At these meetings, all opinions will be respected.

Williams raised a concern over being able to get things accomplished under the current structure of meetings. After discussion with other associations, he presented the idea of each committee having workshops where they could meet and discuss the logistics of ideas that were being tossed around for the five year plan. Because of how Sunshine laws read, he asked for support from the group for meeting in these small groups first before coming back to the group with ideas. The floor was opened for discussion and responses were as follows:

“As long as decisions aren’t shoved down our throats.”

It was suggested that Williams speak with an attorney to be sure of legalities involved.

Concerns over there not being enough people in attendance to approve such action.

It would be good for committees to meet to do homework and then present to Board.

There was a member that was concerned about the tone of the question.
One suggested that the “workshops” could be posted on the bulletin boards prior to meeting date.

Appreciates timely information and thinks workshops sound great.
Workshops could be posted in the monthly newsletter.

A member asked for clarification of why these “workshops” would need to be held.
Williams stated that they would be used for fact finding and would be open to anyone who wanted to attend.

One member who is an attorney offered a brief clarification on Sunshine Laws and said he would look into them as they pertained to Homeowner’s Associations and report back the legalities to Ray Williams. He also agreed to help with covenant review.

It was mentioned that Tierra Verde does have their own association and that they pay \$100/month in association fees.

Meeting Adjourned – 7:35 pm

Submitted by Jodi Harless