

SOUTHLAKE HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES
DECEMBER 10th, 2018 6 PM

Ted Antol Association Manager BCM Services, Inc. called annual meeting to order at 6 PM.
Agendas passed out and HOA Board members introduced.

Residents at meeting were asked to sign in. Quorum of residents was not met.

Apologies were made to residents about conflict over meeting room. Meeting had to be abbreviated due to this conflict.

Current total asset value of Southlake is \$52,334.93
Current Bank Balance as of December 10th, 2018 is \$14,651.29
Current money market balance is \$20,117.09
Current A/R report is \$12,404.00 (collections)

Ted Antol read financials and reported the following items have been completed in Southlake-

- * New landscape company retained
- * Fountain and airaters installed in front pond
- * New front entrance landscaping installed
- * New contract to replace concrete pavers and front entrance- Mulch to be installed with plants after
- * Message board installed
- * Pavilion, basketball court and playground pressure washed
- * Towing contract in place
- * New entrance lighting installed
- * New cover over playground tower installed

Ted Antol discussed there are several violations in community over lawn conditions and parking violations.

License plate readers were discussed. Larry Brown, HOA President stated he spoke with Lt. Cronin with St. Johns County Sheriff's Department about effectiveness of readers. The price would be \$4,000 year to lease with one reader located at both entrances/exits.

Cameras at entrance could cost over 60,000. Discussion about community safety and remembering to lock vehicles at night to prevent car break-ins.

Larry Brown discussed price of placing another fountain in lake at south end of Prosperity Lake Dr. Approximate cost would be \$6,000. Jason Bruns, Vice President stated that he believed that board had intended to install one fountain per year. Motion to install 2nd fountain made by Larry Brown and seconded by James Junelot. Installation time frame will be January/February of 2019.

No report by Treasurer James Chapman.

Discussion about rules of meeting member quorum. Outbursts and disagreement made from a few residents at meeting who became very vocal and walked out of meeting at that time. Current Board

members were appointed for another year term. Ted Antol stated that residents can only have 5 proxies for voting purposes.

Discussion about renters being allowed to attend HOA meetings. Ted Antol stated renters allowed but cannot vote on issues.

Discussion about placing another message board at 2nd entrance/exit on Prosperity Lake Dr.

Discussion about calling police when residents see something suspicious. Ted Antol said that board could ask current St. Johns County Sheriff's office deputies that reside in Southlake to be community policing representatives. Board could agree to waive HOA fees for their services. Jason Bruns stated that there are currently two deputies that live in Southlake.

Lighting at 2nd entrance in being installed week of December 17th, 2018.

Jason Bruns discussed possibility of community residents re vamping landscaping at 2nd entrance/exit on Prosperity Lake Drive in the spring. Cost of plants and mulching, etc. would be covered by HOA . James Junenot made motion to move forward and Jason Bruns seconded motion.

James Chapman, treasurer resigned from this position on the board and resident, Eric Beegal volunteered and he was accepted as new treasurer. Larry Brown made motion to accept and Jason Bruns 2nd.

Meeting adjourned.