

A Quiet Place In The Country Inc.

Homeowners Association
MEETING MINUTES - SEPTEMBER 3, 2015

Board Members Present: Tom Stratton - Interim President
Becky Morin - Secretary
Beverly Davis - Treasurer
Doug Dilts

Meeting Location: The Rock Church located at 1818 Taylor Road, Port Orange, FL.

Call AQPITC Association Meeting to Order:

Tom Stratton called the meeting to order at 6:34 P.M. and thanked everyone for coming. We had a quorum with 18 property owners attending and 9 proxies that were sent in.

Treasurers Report:

Beverly reported that the balance on hand was \$17,400.45 as of 8/29/2015. Accounts Receivable and Payable were discussed. Discussed that the outstanding past dues totaled \$23,662 dating from 1999. 129 out of 171 (75.43%) home owners have participated in their community maintenance dues in 2014. Discussed vacant lot mowing/insurance/landscaping entrance project costs.

Approval of Minutes of November 13, 2014 Meeting:

Tom Stratton asked if everyone had read the minutes. He then called for a motion to approve the minutes. The motion was made by Mark Patterson and seconded by Doug Dilts.

New Business:

• Entrance Landscaping and new bike rack

It has been brought to the Board that some bikes have been stolen throughout the year. The current bike rack is made of recycled plastic material that has been cut to steal the bikes. A steel bike rack is needed to help prevent the theft of bikes. Theodoros Aftonomos volunteered to fabricate a new metal bike rack for the neighborhood at the last meeting and has been working to get it completed. Pictures were shown of the new bike rack.

• Entrance Video Monitoring

Discussed possible installation of a video monitoring system at both entrances. Discussion about several problems and questions that need to be researched before deciding on whether to move forward with installation. A \$5,200.00 bid was given for installation of the system. The overall expense and long-term maintenance is a concern for the community. Discussed individual property owners purchasing cameras for their property if wanted rather than as a community. Discussed that wireless systems are able to be hacked into.

• Re-recording C&R's, by-laws & articles of incorporation

Explained the deed recordings and sections of the neighborhood. The current recording of the C&R's needs to be re-recorded/re-vitalized by an attorney to be done correctly. There was a committee that revised the C&R's back in 2008, but they were never legally recorded at that time. Tom Stratton discussed and read section #19 of the C&R's. Discussed the planned unit

development of the community and the riding/hiking trails that were supposed to be throughout the community when it was developed. Discussed the process of hiring an attorney to re-record the C&R's vs. sending forms for property owners to review and sign. A motion was made by Tom Stratton to send out the revised C&R's and a signature form of acceptance to every property owner and was seconded by Barbara Lampert Shepherd. Daniel O'Brien, Tim Hoover, and Joseph Danowski volunteered to start a committee to form the letter and signature sheet that will be mailed to every property owner.

Community Topics:

- 310 Country Circle Drive East – Violation complaint in progress
- 150 Lakeside Drive West - Violation complaint rectified
- 140 Country Circle Drive East - Violation complaint in progress
- Unfinished construction on lot #107 (375 E. Country Cir. Dr.)

Discussed issues about several property owners that have expressed concerns to the HOA regarding the construction and appearance of different property's throughout the community. Letters have been sent to the property owners to help resolve the situation before getting the Volusia County Code Enforcement involved. These violations were brought to the attention of the board by other property owners and or surrounding neighbors.

Election of Officers:

• Executive board members term(s) have ended. Tom Stratton is the interim President as of November 15, 2012. The Treasurers term ends and will be available on October 1, 2015. Beverly Davis will be glad to work with the board/new treasurer to ensure a smooth transition and assist with invoices and the first quarter's yearly bills. No Nominations were taken from the floor. Discussed several jobs/roles and committees that we need volunteers to help assist the board. Stressed the need to fill the Treasurers position and encouraged property owners to volunteer & talk to their neighbors to encourage them. There were two names mentioned that could be possibilities, but they need to discuss with their spouses first.

• UPDATE: THE TWO NAMES MENTIONED AT THE MEETING, LATER DECLINED. WE STILL NEED A TREASURER TO VOLUNTEER THAT IS WILLING TO WORK WITH BEVERLY.

Open Discussion:

- Discussed bringing back the annual picnic

Adjournment:

A motion was made by Tom Stratton to adjourn the meeting and seconded by Ed Christiansen. The meeting was adjourned at 8:09 P.M. by Tom Stratton.

****A Big Thank You To Everyone that attended the meeting or sent in their proxy forms!!****

Becky Morin
Secretary