

AQPITC Annual Meeting Minutes
December 9, 2021
Location: Christ Church Port Orange and via Zoom

- Tim Hoover called the meeting to order at 7:00 PM.
- Tim Hoover introduced the current Board and took roll call. Tim Hoover and Jan Buenner present. Bill Maresco had a family emergency. Secretary position is vacant.
 - Each Board member gave a brief fact or two about themselves.
- Discussed Accomplishments and Current Events
 - Updated entryways. Additional mulch was put down this past year and signs were painted last year.
 - Successful garage sale.
 - Block party will be held in the spring after not having one for two years.
 - Reminder about the Christmas Lighting contest and golf cart parade.
 - Additional mulch was put down this past year and signs were painted last year.
 - Always looking for volunteers to help with mulching and block party.
- Treasurer's Report – Jan Buenner
 - Two handouts were given that shows this year and last year's financials.
 - Financial reports for the last 15 years or so are on the website as well as other HOA pertinent information.
 - Very transparent.
 - Majority of the HOA expenses is the mowing of the front entrances and along Tomoka Farms Road. Other expenses are FPL for the lights at the entrances and sprinkler repairs.
 - This past year we undertook refreshing the north and south entryways. We planted flowers and spread fresh mulch.

A question was asked if everyone had paid dues. It was addressed by treasurer, Jan Buenner. The average donation has been about \$100 per property. Just over \$8,000 has been collected for 2021. Encouraging everyone to donate because only 50% have donated to date. If everyone donated, the neighborhood could take on more beautification projects.

A second question was asked regarding the status of the HOA governance. Tim Hoover addressed. The board is all volunteer. It is incorporated. No restrictions at this point. We are using donations to get the neighbors more involved and informed.

There are many new homes in the neighborhood that paid premium prices so the hope is the neighbors will take pride in their yards and help to keep it beautiful.

- Next on the agenda - maintenance of the entrances – Tim Hoover
 - Mulch in the spring and repaint the water stained signs.
 - Sprinkler repairs are needed. The north entrance is spraying the signs and a neighbor's fence. Bill Maresco was going to address these concerns but was unable to attend because of a family emergency. He is getting quotes on the cost to replace all the sprinkler heads to the same system so repairs are less costly and easier to maintain.

- New business - Tim Hoover
 - Volunteers needed for two open positions on the board; secretary and president. Looking for new people with new ideas. Friendly and fun positions. If anyone is interested, let the current board know in person or by emailing them.
 - Discussing safety concerns for our neighborhood.

The last car accident on SR415 involved someone turning into the north entrance and was hit from behind as she was turning. Tim Hoover a former Fire Chief, emphasized the importance of keeping your tires straight. Look in the rear view mirror at the traffic coming behind you and do not turn your wheel. Keep it straight to prevent your vehicle, if hit, from running into oncoming traffic. A turning lane would be ideal or a light or something to help with the safety of entering and exiting the development.

Tim Hoover will talk to the Sheriff's Department to see if they can patrol it more and maybe monitor the speed on Tomoka Farms Rd. Also, a lot of new families with kids live in the neighborhood so be mindful and slow down.

- Questions & Answers and Comments from the Homeowners
 - Suggestion for a newsletter. One will be going out through email before the end of the year. Also, it was noted that every homeowner is a member of this neighborhood and donations help to enhance the neighborhood.
 - Flyers are expensive so going forward, flyers will be emailed to homeowners. Signage will continue but flyers will be emailed. Next Door app is another source for passing information around.
 - A homeowner via Zoom asked for the email address to email his email his address. Pass the word!
 - Suggestion made to create a sign for the A Frame Signs to ask neighbors to share their email address to aquietplacehoa@yahoo.com.
 - Another suggestion was made to add a community board up to list neighborhood news. South entrance is a good spot for one but the north entrance is not. Requesting prices.
 - A discussion about the kids driving their four wheelers recklessly was addressed. Seems to be resolved at the moment.
 - Also, a question was asked regarding the completion of the 'what looks like vacant' house on Country Circle West. Shows recently sold so maybe it'll be completed.
 - Heavy equipment being stored at people's property is concerning for multiple reasons. The roads are not going to be able to withstand the wear and tear of the heavy equipment and the noise and safety of others. If a neighbor calls the County, their name is registered so it was suggested the board call as a Board and not an individual to address the neighbors' concerns. The HOA is here as an advocate for the neighborhood.
 - Trailers/RVs on property were a concern as well. Were people living in them? Where is the sewage being dumped? The homeowner in question, said it is only used on occasion and the sewage is not an issue because the person uses the homeowners restrooms, not the RVs.
- Meeting adjourned at 7:53 PM.

Homeowners in Attendance:

Jeff Anderson

Toni Brinklow

Laura Duren & Jan Buenner

Tim & Georgette Hoover

Pat Jones

Barbara Lampert

Mike Riley

Tom Stratton

Homeowners via Zoom:

Ava Lapham

Steve Lovellette

Russ Morin

Terry Naszcyniec