

# A Quiet Place In The Country Inc.

Homeowners Association  
MEETING MINUTES - JUNE 11, 2013

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

Board Members Absent: Jeff Anderson - Vice President

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 6:39 P.M. and thanked everyone for coming. We had a quorum with 10 property owners attending and 6 proxies that were sent in addition to the board members present.

## **Approval of Minutes of November 15, 2012 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 Russ Morin and seconded by George Ottendorf.

## **Treasurers Report:**

Beverly reported that the balance on hand was \$5,452.97 as of 6/1/13. Accounts Receivable and Payable were discussed. Discussed that the outstanding past dues totaled \$18,860.00. The 2013 outstanding past dues totaled \$3,773.00.

## **New Business:**

### **Estoppel Request**

Discussed what an estoppel fee is and why a fee would be necessary. Discussed \$25 as an amount to charge. A motion was made by Doug Dilts and seconded by George Ottendorf to add an estoppel fee of \$25 per estoppel request. This was put to a vote and approved.

### **• Unpaid property owners dues**

Discussed adding a late fee for dues past 45 days. No late fees will be added at this time.

Discussed raising the annual dues. The amount to raise the dues was discussed. A motion to change the annual HOA dues to \$100 was made by Daniel Davis and seconded by Russ Morin. This was put to a vote and approved.\*

Discussed changing the name of the annual dues to community maintenance and/or dues or some combination thereof.

\*After a review of the by-laws, the board determined that a unanimous vote of membership is necessary for an increase above 10%. Per our meeting discussions, the community maintenance amount for 2014 will be \$84 instead.

## Liens

Discussed sending a letter to the property owners that are past due explaining that we will be looking into legal actions after a second reminder has been sent.

## Website

Brought the website up on an overhead projector and explained all the updates and where to find past agendas and minutes from past meetings.

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

Explained the deed recordings and sections of the neighborhood. Re-recording of the C&R's need to be completed by 2014 and would be done properly by an attorney.

## Christmas Lighting Contest

It was decided to have a contest this year, but no monetary prizes being awarded due to the small budget of the HOA. A motion was made by George Ottendorf and seconded by Russ Morin to have the Christmas lighting contest will be for recognition only.

## **Unfinished Business:**

- Unfinished construction on lot#107 (375 E. Country Cir. Dr.)  
Discussed that the house has been under construction for several years. Tom Stratton has spoke with the owner about other property owners that have expressed concerns regarding the construction and appearance. If you have any concerns about this property, please contact the property owner directly.

## Election of Officers:

Executive board members term(s) have ended. Tom Stratton is the interim President as of November 15, 2012. The Treasurers term has also ended for Beverly Davis. Nominations were taken from the floor, no one was nominated. Tom agreed to stay as interim President and Beverly agreed to continue Treasurer until someone steps up and takes the role(s). A motion was made by Barbara Lampert Shepherd and seconded by Mary Dilts to have all existing board members keep their current roles.

## **Open Discussion:**

Discussed having a neighborhood block party to help get the neighborhood united.

Discussed placing more street lights throughout the neighborhood.

Discussed having a welcome committee. Barbara Lampert Shepherd, George Ottendorf and Mary Dilts have volunteered to help welcome new residents that move into the neighborhood.

## **Adjournment:**

The meeting was adjourned at 7:59 P.M. by Tom Stratton and everyone was thanked for attending.

**\*\*A Big Thank You To Everyone that attended the meeting and to the ones that were not able to attend that took the time and sent in their proxy forms!! It made a difference so that we were able to conduct HOA business\*\***

Becky Morin  
Secretary