

# A QUIET PLACE IN THE COUNTRY INC.

Meeting Minutes – November 13, 2008

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Board Members Present: Tom Stratton, President  
Jeff Anderson, Vice President  
Nancy Davis, Treasurer  
Rob Berge  
Doug Dilts  
George Ottendorf  
Bill Davis  
Barbara Shepherd

Meeting Location: The Rock Church  
Taylor Road, Port Orange

Tom Stratton called the meeting to order at 7:00 pm and thanked the residents in attendance for coming. He said that those who missed the last meeting could view the power point presentation on the HOA website.

## Presidents Report

Mr. Stratton stated that the things that they have been working on for the past months were starting now to come together. There was new information about the roads and signs and moved to the Vice Presidents report.

## Vice Presidents Report

Jeff Anderson stated that the surveys for the front entrances were done and just pending payment. He explained that as far as the new sign design, the board was just finalizing materials and that we would be moving forward with them. He explained the communication that he had with the County regarding the road paving and that he had received an email from Jack Hayman that the roads would be at least partially if not fully paved in 2009. He, Bill Davis and Rob Berge were to meet with Mr. Hayman and the County Engineer the next day. Mr. Stratton said that the email was interesting and available at the meeting for people to view and thanked Bill Davis for calling Jack Hayman. Mr. Stratton also explained about the boards plan to “petition” the County and that Mr. Anderson learned that by doing so each property owner may be assessed for the cost of the roads. Doug Dilts said that if the letter were sent to him it would be posted on the website, Mr. Stratton approved. Explanation of dues was held until “new business” in the meeting.

## Secretary’s Report

Mr. Stratton asked if everyone present had a chance to review the minutes from the July 15, 2008 meeting, if any Board members had any changes or additions to the minutes and if not that someone move to approve the minutes. Doug Dilts motioned approval and it was seconded by Danny Davis.

## Treasurer’s Report

Nancy Davis explained that there was an error in her printout of the budget but the balance in the register matched. She explained that income up to the third quarter was about \$10,930.00, the HOA expenses were

about \$8200.00 leaving a total of about \$12,000.00 to \$13,000 including the residual funds from the previous year for the signs. Mrs. Davis stated that some of that would be used for the upcoming insurance and that or expenses run approximately five to seven thousand dollars per year but we were covered. She stated that the funds that were left over would be used for the signs or other upcoming improvements. Mr. Stratton had a question about the neighborhood watch amount that Mrs. Davis explained was just an estimate for the "Safe House" idea but the funds were never actually used.

A discussion followed regarding the Safe House participation in the neighborhood and that residents felt that it was a way to signal that they were in fact not home. The concern of robbery prevented the implementation of the idea. Mr. Stratton also asked if the increased cost of maintenance of the front entrances was projected in the budget and Mrs. Davis acknowledged that it was. There was a discussion explaining that both entrances would be mowed about one hundred yards further north and south to improve the appearance of the front and that was the reason for the cost. The discussion also included that the Board had looked into other service companies but that our current provider's price was in line with the other quotes and the level of service was acceptable. Mrs. Davis also explained that the website amount was put under office supplies but she would create a separate section for the website cost. The budget would also be posted on the website.

The budget report did not include an annual picnic but Mr. Stratton promised a picnic in 2009.

### Committee Reports

Mr. Stratton explained the ARC Approval Form and that the County would require one to obtain a permit. He also asked Mr. Ogden (a resident) about the status of construction of his home on Country Circle Drive East. A short discussion followed.

Mr. Stratton explained the re-drafted C&R's from Bill Davis and Mr. Davis explained that the draft version would now be the final version and asked that the draft be put to a vote of the board for approval. Copies of the drafted C&R's were available at the meeting for attendees. Mr. Stratton stated that everyone had been mailed a set of the current C&R's previously and asked if anyone had any questions about the draft version. A resident had asked if they would cover the entire neighborhood or just units one and four. An explanation was given that one and four would be covered and that in the future the other units would be included. A resident asked if that was the goal of the board and Mr. Stratton said it was and also stated that this was covered in the last meeting and was very in depth. An explanation of the past errors of the developers prevented all units from being included and in order to do that the residents would have to be convinced that the HOA was there for their benefit. Mr. Anderson explained that we were aware that it may seem like we had not accomplished much but by this time next year with the actual things like the roads and new signs and the new C&R's, people would begin to see where the benefit was. Mrs. Davis stated that we would like to keep our property values up. Mr. Stratton also explained the power point presentation and referred people to the website. A short discussion followed about the goals of the current board. Mr. Stratton called for a vote on the draft, Mr. Davis asked for a board vote first and then a member vote. Mr. Stratton affirmed that there was a quorum of the board but not the members. A question from a resident was asked concerning what Mr. Stratton explained as "declaratory decree" and this was explained and reference to the website was mentioned again. A short open discussion followed about the new C&R's and how they reflected newer materials.

Robe Berge asked that item 15. "Approval of Plans" include the wording "deny" so that it stated "that failure of the HOA to approve or deny such plans in writing within thirty days" instead of only saying failure to approve such plans within thirty days citing that by not saying the word deny it could be construed as an approval as well. The Board agreed to include the word "deny" to paragraph 15. Bill Davis asked Lou Martino, a committee member if he approved, Mr. Martino approved. The Board then voted and approved the C&R draft as the final version and the vote of members also passed.

## Unfinished Business

Mr. Stratton explained the current status of the signs, presented some photographs and materials of the new signs. A discussion followed about the signs and Mr. Stratton explained the surveys that were done would be required for any sign work including repairs to the existing signs. A price breakdown was given of different sign materials and styles. There was not a final bid for the signs at this time.

## Old Business

Jon Gubinator, who was in charge of the neighborhood watch, said that all they ever see is a car parked by the bridge once in a while.

Mr. Stratton reminded everyone that if they would like information posted on the website or need a form to speak with Doug Dilts.

Mr. Stratton discussed the County cooperation with the drainage easements throughout the neighborhood. A discussion followed regarding drainage areas. Mrs. Welch living on Quiet Circle asked about the drainage in her area and Mr. Stratton said he would look into it. Mrs. Welch and Nancy Davis also discussed her mailing address and Mrs. Davis said she would update her records.

## New Business

Mr. Stratton explained the decision of the Board not to put up gazebos and the new benches at the current bus stop location. A discussion regarding a bike rack, the bus route, and future plans for bus stops.

Vacant lot mowing was currently from three times per year, it was proposed that the property owner be sent a letter stating that for the beautification of the neighborhood that the property be mowed six times per year at \$65 per cut and offer a ten percent discount with full payment for the year. The vote was cast and approved by the Board.

Mr. Stratton took a few moments to explain his plans to obtain common area for the neighborhood and had the letters available regarding what he called the bridge lot and the Ron Rice lot that he had written and sent available for attendees to read. He explained that the "bridge lot" was the one he would really like to see the HOA get. A discussion began with Mr. Ogden and other members present regarding the build-ability of a lot and Mr. Stratton called order to the meeting.

The Lighting Contest amounts were changed to meet the previous year amounts of 1<sup>st</sup>-\$200, 2<sup>nd</sup>-\$100, 3<sup>rd</sup>-\$75 and (2) honorable mentions at \$50. Mr. Stratton reminded everyone that they must be current in their dues to be eligible for prize amounts.

Voting for election of officers was scheduled for the Annual Meeting of 2009 as per the By-Laws dated April of 1986. An explanation of the term lengths was given. A membership vote was cast and approved.

A vote for approval of the increased cost of mowing the entrances was cast and approved by the Board and the Members.

Jeff Anderson discussed the annual dues. It was explained that the dues could be raised ten percent without a quorum (of the members) present but that a quorum was required to raise the dues more than ten percent at a meeting. A discussion followed regarding the dues and the relation to the cost of inflation and possible concerns of residents. The Board voted to raise the annual dues the allowed ten percent with unanimous approval.

Open discussion followed with topics from the Safe House idea and putting up new Neighborhood Watch signs being made and put up. Mr. Stratton said that he would call the County to have more signs put up. He also said that he would look into the requirements of being deemed a Safe House.

Ester Dovi's vacant lot was discussed and the concern of illicit behavior, Mr. Stratton stated that he would send a notice to Ms. Dovi's attorney. He also asked if there was anything that residents would like to see done or was there anything that they felt the Board could do better. Some discussion followed about teenager behavior in the neighborhood.

Mr. Stratton thanked everyone for coming and the meeting was adjourned at 8:18pm.