

A Quiet Place In The Country Inc.

Homeowners Association
MEETING MINUTES - NOVEMBER 15, 2012

Board Members Present: Tom Stratton - President
Jeff Anderson - Vice President
Becky Morin - Secretary
Beverly Davis - Treasurer

Board Members Absent: 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 6:35 P.M. and thanked everyone for coming.

Approval of Minutes of November 6, 2011 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 Leonard Ohlsson and seconded by Tom Stratton.

Treasurers Report:

Tom Stratton asked if everyone had read the Treasurer's Report. Beverly reported that the balance on hand was \$2265.80 as of 11/15/2012. Accounts Receivable and Payable were discussed. The Biggest expense this year were the Entrance Signs.

New Business:

• Entrance Signs

Tom Stratton discussed the issues we had with entrance sign permits. \$2995 were donated by several homeowners to help with the costs of the signs.

• Christmas Lighting Contest

It was decided to not have a contest this year due to the cost of mailing out postcards to inform residents when the contest would take place. It was agreed that any money we have should go to help with the cost of the entrance signs.

• School Bus Waiting Area

It has been brought to the boards attention that there has been a lot of trash and high volume of noise coming from the children at the school bus waiting area. The board will notify the residents by mail in the newsletter to help control the situation. We will also talk to the children in the mornings when we see them.

Unfinished Business:

• Lake Management

Clear Waters has been providing their services for some lakeside residents. Beverly Davis is very happy with their services and discusses how reasonable the price is. If you are interested please contact Trace Wolfe at (386)-767-4928.

- Neighborhood watch program

There is certain criteria that needs to be met in order for a neighborhood to be included in a neighborhood watch program. This was discussed in a previous meeting, but we haven't followed thru with all the requirements. Everyone present has agreed to forget about the program and not have our neighborhood be included in the neighborhood watch program.

- Unpaid property owners dues

There is \$18,937 in outstanding property owners dues. Tom Stratton discussed that the HOA is 8 units and the regulations for houses inside the neighborhood. Patricia Ohlsson recommended the board charge an administrative fee of \$25 for sending a letter to the title agency when a house is sold for the past due HOA fees. Jeff Anderson made a motion for approval that was seconded by Becky Morin. All present were in favor.

Election of Officers:

Executive board members term(s) have ended. Tom Stratton resigned as President as of November 15, 2012. Nominations were taken from the floor, no one was nominated. Tom agreed to stay as interim President until someone steps up and takes the role.

Open Discussion:

Patricia Ohlsson recommended the board send out postcards asking for donations to help with the remaining sign costs.

Adjournment:

The meeting was adjourned at 7:13 P.M. by Tom Stratton and everyone was thanked for attending.

Becky Morin
Secretary