

CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC.

Annual Meeting
December 9, 2017
Calabay Parc – Club House
539 Pineloch Drive
Haines City, FL 33844

The meeting was called to order by the Secretary/Treasurer Joshua Vaillancourt at 2:18 pm.

- Verification of Quorum of the membership
- Introductions of board and Highland Community Management, notice of Richard Vaughn's resignation from the board
- Approval of board meeting minutes from October 6, 2017
- Election of the 2018 Board of Directors:
 - Ballots were verified and tallied by Highland Community Management (Jennifer Conklin and Denise Abercrombie)
 - Vote was passed to increase the size of Board from 3 to 5 members
 - All candidates were elected to the board of directors to fill all available vacancies.
- Discussion with Membership on the 2018 Budget
 - No increases on dues for the 2018 year
 - Colin moves to approve budget, Josh 2nds motion; board unanimously approves new 2018 budget as written
- New Business:
 - Dock concerns on possible repair: will be looking to get bids on project
 - Requests for more exercise equipment – bids will be gotten to see if we have budget for this.
 - Back Gate/Camera Concerns: the board has received 1 quote and awaiting more for new camera equipment to replace outdated ones and will hold another meeting to approve once more quotes are received.
 - Noise issues were voiced by multiple residents; was discussed about the violation request on the website along with emailing management company to enforce this regulation.
 - ARC forms: issues downloading form online and this will be looked at.
 - New owners are not receiving the governing docs from builder/seller. Was requested to put a link online and possibly a welcome package from the HOA be given.
 - Cleaning of the Clubhouse: concerns of no waste bins and not enough cleaning being done, will be discussed with vendor
 - DR Horton to plant palm trees on Sheen Circle: will be discussed with builder

- Parking and Speeding on Streets was addressed: the addition of speed humps or speed signs will be looked into for 2018.
- Concerns on amount of cars at each home: encouraged residents to inform management company of homes with large amount of vehicles so this can be addressed properly.
- Neighborhood Watch Presentation by Ken to discuss the program and gain interest, Committee Meeting scheduled for January 20th, 2018.
- Alliance Presentation regarding their process of Collection of delinquent dues.
- Concerns on the standing regulations of Clubhouse use: board will hold meeting to discuss changes in possible reservation of clubhouse for use. Will look to add a bulletin board inside clubhouse to help.
- Discussion on the launch of the new website for 2018.

➤ Meeting was adjourned at 3:49 pm

➤ Meeting of the Board of Directors

- Meeting brought to order by Josh at 3:55 pm
- Election of officers:
 1. Josh Vallincourt – President
 2. Jim Grant – Vice President
 3. Colin Barr – Secretary
 4. Leo Pacheco – Treasurer
 5. LeRoy Sanchez – Director
- Wi-fi was not working in Clubhouse – will be calling Spectrum
- Review of Community pressure washing bids: Josh moves to approve Buddy's Pressure Wash bid, Colin 2nds; boards votes to approve bid and begin work
- Josh tables landscaper bid until board meeting on Wednesday December 12th at 3:00 pm awaiting the change of bid from Brightview.
- Discussion of Collection of Delinquent accounts: will be looking to move all attorney collection to Stanz with approval from board once cost to transfer is received.
- Was requested management Company email Miller to hold camera quote until other quotes can be received and will be discussed at next board meeting.
- Board meeting to discuss landscaper and camera was approved for December 13th at 3:00 pm.
- Meeting adjourned at 4:46 pm.