

THE TOWNES OF FLORIBUNDA ANNUAL MEETING

Schaner Senior Center
East Pennsboro Municipal Building

October 19, 2010

1. President Jim Richardson called the meeting to order at 7:03 P.M.

2. Roll Call.

Ed Slaby, Secretary, stated 14 homeowners were present at the meeting and nine proxies were received. According to the Association by-laws, this constitutes a quorum.

3. Proof of Meeting.

Secretary Slaby stated that a notice of the meeting had been distributed on September 24, 2010, together with a packet of information including the meeting agenda, financial reports, the proposed budget for 2011, the Association dues payment forms for 2011, and a neighborhood directory.

4. Minutes.

It was moved and seconded to dispense with the reading of the minutes of the 2009 Annual Meeting and to approve them as written. The motion was passed.

5. Reports of Board Members.

President's Report. Jim Richardson stated that he was stepping down after two years as President of the Association. He thanked the Board and Committee members for their help in achieving his objective of maintaining Association property values. The Architectural Control committee Membership was expanded by more volunteers, and they have done a good job enforcing the by-laws. He also complimented the work of the Lawn Maintenance Committee, who worked with Joe Napoli to keep the area looking good. He also commented on the work that Ivy Jones had done to get the neighborhood web site going. He noted that there were still issues concerning parking around the circle on Tuscan Court, and reminded residents that they needed to make every reasonable effort to put vehicles in their garage or driveway instead of on the street.

Treasurer's Report. Bill Jones stated that he had submitted information to The accounting firm of Weidemann and Douty for them to prepare the 2009 Financial Completion Review. He has not yet received the report. Bill reported that he had filed the Association 2009 Federal Income Tax return Which resulted in a tax liability of \$35.00 . In 2010 he has prepared three Certificates of resale and there is one pending. He has prepared monthly financial statements and bank reconciliations, and submitted them to the President of the association for his review. He continues to work on a refund of certain State sales taxes for the Association. Bill reported the purchase of New financial software for administration of Association financial matters. He stated that almost all assessments had been collected for this year and that Association bills for the year to date have been paid. He commented on the difficulty it creates if homeowners remit an incorrect amount due to the Treasurer, and asked them to be careful in preparing checks that are paid to the Association.

Bill then presented and discussed the year to date financial report, together with a review of 2009 financials, a history of year end account balances, a budget history, an expense history , and a draft budget for 2011. He stated that the budget included a five dollar increase in Homeowners' quarterly dues that had been approved at the September Board meeting. Upon motion and second, the Association then unanimously approved the 2011 proposed budget, including the increase in quarterly dues.

Secretary's Report. Ed Slaby stated that he has begun to distribute more Association material by email, and received positive feedback on that practice. He also stated that he looked forward to using the neighborhood web site for communicating with homeowners.

Architectural Control Committee. Reporting for the Committee, Michael Bennett expressed thanks to residents for their cooperation with recommendations of the Committee. It was noted that there are openings on the Committee, after the resignation of two volunteers, and the intent of the Chair- Ivy Jones- to take a lesser role. Michael Bennett stated he is willing to accept the Chair of the Committee.

Lawn Maintenance Committee. Kate Richardson stated that each homeowner is responsible for reseeding their lawn if it suffered damage from the heat and drought conditions this summer. Many homeowners have already done so, and the others should do so before Spring. Kate reported that Joe Napoli has said he is willing to renew his lawn service contract at the same rate for the coming year. There has been dissatisfaction with the

weed control service of the current provider. Kate is looking at alternatives. Mr. Napoli has stated that he is not interested in doing weed treatment. Association consensus is that Mr. Napoli is doing a good job. Ed Kitchen suggested that the association prepare a common policy to govern tree replacement in front yards. The Board will delegate this assignment to the Architectural Committee for review and the preparation of a recommendation.

6. Nomination and Election of Officers.

It was moved and seconded to accept the proposed slate of Board members for 2010-2011:

Frank Bagnato
Bill Jones
Sandy Sandhaus
Ed Slaby
Michael Staub

As indicated in the Association bylaws, the Board will meet to elect Association officers after the Annual Meeting.

Old Business.

Old business concerning a policy for tree replacement was discussed and reported in the meeting minutes for the Lawn Maintenance Committee. Terry Fabiano read a statement expressing her concerns regarding the parking of vehicles around Tuscan Court Circle. She commented on the safety problems from lack of visibility for cars leaving the driveway and traveling around the circle, and the effect of cars parked in the street on the “look” of the neighborhood. A discussion followed, and residents are reminded that they should make a reasonable effort to park on their own driveway.

New Business.

Jim Richardson stated that he had received three phone calls from homeowners concerning whose responsibility it is to pay for lawn reseeding. He had responded that the Board had agreed that it is the

individual homeowner who is responsible, since the damage to lawns had not affected all homeowners equally.

Jim reported that he had received five calls concerning a “For Rent” sign that had been placed on the lawn of an Association property. He responded that such a sign was permitted by Association bylaws.

Several residents stated that “For Sale” signs at the corner of Cherish and Country Club were blocking the visibility of drivers attempting to turn onto Country Club Road. The Board will contact those parties that placed the signs to have them moved back at least fifteen feet.

Gayle Leader stated it was unfortunate that the Annual Social had been rained out this year. She is willing to work with someone to put together a replacement Social. Sandy Sandhaus stated she would volunteer.

Bill Jones then spoke for the Association to thank Jim Richardson for his two years’ service as President.

There being no further business, the meeting was adjourned at 8:09 P.M. Homeowners were invited to remain after the meeting to attend a short presentation on the Association website.

Ed Slaby, Secretary