

Rainbow Woods HOA May 15 2021

State of the Community Annual Meeting and Proxy voting

1. Has everyone Signed the Attendance sheet?
2. Make sure if you want to speak regarding the Budget you must sign the separate Budget sign in sheet. Remember you only have 3 minutes to state your case regarding the Budget. No other subject will be allowed to be raised before the membership. You will be called in Lot order. You may not allot your time to another association member.
3. If you wish to address the membership regarding new Business only please sign the special Speaker's sheet. Still you have only 3 minutes and you can not allot your time to another member.
4. Change of Agenda : Nominations for office. If you intend to run for a position on the board you must put your nomination in at this time. Once nominated for that position you may not change that position. You can withdraw prior to the voting.
5. Roberts' Rules - Decorum

Counting for a Quorum
Yes or No?

Open meeting with the pledge

I move to open the meeting do I have a second.

Welcome! It's great to see all of you here this evening. For those who do not know me my name is Lenny Nicotri and I'm currently the President of your HOA Board.

It's been a year like no other since this Pandemic started, however this has been another year of tremendous changes, challenges and accomplishments. Before we get in that, I would like to first thank several people who volunteered their services helping to make 2020 one of the better years for our community. First I'd like to thank the Arc Committee Jose Grande, Ken Stewart and Bobbi Bedell for their services this past year. I'd also like to thank MS Gail Downs and Mr. William Simmons for helping us with the decorations this past year. Also Ms Eileen Hartman helping with rewording our Community sign among other things.

Next I would like to thank the talented fellow members of the board Nancy Vasquez, (Director) Ryan Grant (Treasurer) and our newest member Annette Scott (Secretary), who volunteered her services realizing the board was under staffed.

HOA's are one of the few places where the board handles many facets of your community, managing the welcoming of new residents, Trying to keep everyone connected as to what is happening in our neighborhood, and handling complaints as best we can. Challenging? You bet it is, and our TEAM is Tremendous. They get the job done and all work faithfully as volunteers. Their effort is astonishing.

Rainbow Woods is now one of the most sort after neighborhoods in Spring Hill and this board intends to keep it that way by beautifying our entryways and Doxsey Circle.

Remember in our bi-laws what the duty of your board is, and I quote;

"To Promote, protect and maintain the beauty and aesthetic value of Rainbow Woods and thereby protect the values of all real property of Rainbow Woods, for the benefit of the property owners, including enforcement of the Declarations of Covenants and Restrictions of the Community."

That is an awful lot to do for a understaffed Part time volunteer HOA Board. This board has keep that promise as property values and sales have proven.

So before any of you complain I have to ask - Have you volunteered yet?

If the answer is no I have to ask Why? If you are unhappy with any of us please step up.

When I volunteered in 2018, I was in and gave 100%. I had Ideas and solutions to make Rainbow Woods a more desirable place to raise a family. I had visions of what could be and did my best trying to reach that goal. I feel we are almost there however a few more changes need to happen in order to get to where I think we can get to.

Here are the challenges and or changes that I feel we need to make. We need to amend the Covenants to address rental properties adding stricter rules to include The renter and homeowner, having them sign a document. We also need everyone's Email and phone #'s in order to be able to communicate faster and efficiently. We need to invest in speed bumps along Augustine to slow down speeders and address the Rainbow Woods cut through to make it safer for our children. There is much more I feel we need to do however, without the help of our residents nothing will get accomplished. It is hard to get people to read our newsletter or visit the FREE webpage I created. Imagine to get them to sign a letter to the town.

To paraphrase a famous quote by President Kennedy, Ask not what your homeowners association can do for you, but what you can do for your association. With that said

Again if you have a complaint I ask you have you volunteered Yet? I like to inform you all, I need to Step down as President and resign from the board. So I need someone, one of you, to step up and take my place.

We have made it easier to communicate and being informed with community news, access forms, like our covenants, bylaws and ARC requests, with our new Rainbow Woods Web page. However, we still get redundant emails asking for these forms that are available 24/7 on our page.

The 2020 Board remained committed to ensuring a stable financial status. While keeping up with the raising prices of year round maintenance. We Have posted the Budget figures and at the end we will have a short Question and answers - Hopefully we can answer all your questions today.

Can we do better? Of course we can we're human and sometime humans are not perfect and make mistakes, but we are ready for to move forward, and you can bet we are going to do our best. At our monthly board meetings we as a team prioritize a "to-do" list. This to do list somehow grows faster than our accomplishments. But we still remain loyal to all of you.

With that said here are some of the items the board has on its plate - Goals in place that I would like to see completed before year end, and some even sooner.

1. Looking to get a complete board, and rather quickly, hopefully today, as we are looking to get a Happy volunteer as HOA Board Vice President. If you know someone and would like to volunteer them please do.
2. We are looking for a new President as I said earlier I need to step down and pass the torch to someone who is willing to continue what we have started.
3. We will begin using our Atty. Paul Nessler more as we have several Liens to be place on property owners who have been constant violators
4. We are looking into the Speed bumps and updating the Entryways

A vision I have is for neighbors to meet neighbors and just maybe we as a community help one another in the event of an emergency, exchange phone #'s and email addresses etc. But I hope I am not just a dreamer...and we make it all happen

OK with this all said lets Tally up the voting: