

Draft Copy

GRAND PARK 2017 ANNUAL MEETING

NOVEMBER 8, 2017

The annual meeting of the Grand Park Community Association, Inc. was held on Wednesday, November 8, 2017 in the Dunnellon Pubic Library. President/Director Greg Jamison called the meeting to order at 10:30 AM; present were Officers Cathy Whealton, Vice President, Linda Jamison, Secretary and Nancy Browall, Treasurer. Director Tim Collins and CCW representative Robert Whittingham were absent. It was established that the necessary quorum of 23 was met with 21 homeowner lots and 9 proxies for a total of 30. Proxies and attendance sheets are attached to the minutes.

Cathy whealton asked for a moment of silence to remember those we lost in Grand Park this year.

Veteran JD Whealton led the Pledge of Allegiance.

There were no new residents to be introduced.

Linda Jamison read the minutes of the 2016 Annual Meeting, which were approved as read, all in favor.

The Treasurer's report was given by Nancy Browall. It was motioned to approve and seconded, all in favor. There was NO increase in dues this year.

Treasurer's Report		2017	2018
Revenues	Dues	\$17,150.05	\$17,150.05
	Developer Cont.	2,889.32	2,889.32
	Total	\$19,491.11	\$19,491.11+
Est. Reserve Balance*		89,208.60	tba
Estimated Expenses		19,015	19,015
Actual Expenses 10/31/16		10,995.71	tba
Annual Dues	OWNER	245	245
	Developer Cont.	145-	145-

\*Reserve balance includes Road, Sign, Engineering report, DRA and Contingency Fund

Nancy Browall suggested the Estoppel fees be raised per s.718.112(2)(i) to \$150 each. She explained the need for an increase. This was seconded and approved.

President's Report by Greg Jamison encouraged all present to make sure we have up to date contact information, including phone and email information. We try to communicate to the entire neighborhood and don't want people to be left out. Our website of GrandParkNotes.org has copies of our Covenants and we suggest everyone be familiar with them.

- The widening of Hwy 41 has been delayed until 2022 due to a lack of funding.

- Trees at front entrance, mailbox, and other common areas were trimmed by High Maintenance. This will keep overhanging branches away from the roads. The dead tree on 82<sup>nd</sup> Loop was scheduled to be removed by Nov. 14<sup>th</sup>, per Tim Collins.
- In May the DRA culverts were cleaned out. Some had been completely buried and were under ground. Greg, along with 3 other workers and a machine cleared them in about 10 hours of hard, dirty work.
- POA recertification of covenants – Greg, along with Don Molter, and other community members Paul Marraffino and Cathy Whealton, determined that rejoining the RSPOA would NOT have negative impact on Grand Park. Paul and Cathy spearheaded getting 88 consent forms out of our 90 lots delivered to the RSPOA in September. (State approval and registration in Marion County were completed in December 2017).
- Thanks were given to the Grand Park community for helping our GP children in their fund raising events. Possibly a trick or treat list will be arranged before Halloween 2018.
- Lawn services, tree services, pressure washers, pool services and other vendors for GP – please try to utilize “tried and true” vendors. Criminal activity is on the rise and we don’t need outsiders soliciting in GP. We are a No Soliciting community. A list will be compiled of individuals we have used. Please remember to use businesses that are licensed, bonded and insured whenever possible. A list will be included with our new residents’ welcome package.
- Hurricane Irma storm debris – we ARE on the county list after giving them approval to come into Grand Park. DO NOT add any other debris for pickup, only that related to the storm.
- During Hurricane Irma we had Nancy Browall working with the Emergency Response Team out of the Sheriff’s Dept. We also had Cathy Whealton and Sally Brunsworth’s experience as nurses available for GP assistance.
- We will be adding a sign at the front entrance stating this IS a Deed Restricted Community.
- Road resurfacing – Greg has met with a representative of Asphalt restoration and is expecting a bid from him soon. Hopefully it can be scheduled in spring 2018.

Painting houses, removal of trees, construction of retaining walls, pools and wells all need Design Advisory Board approval.

#### Committee reports

The Landscaping Committee report was done by Cathy Whealton. There will be a couple neighborhood work days when necessary to pick up debris around the mailboxes, prune the roses and clean up moss. The azaleas planted near mailboxes still look good, although one or two of the pampas grasses may need replaced.

Greg Jamison gave the DAB report for Don Molter– There were 4 houses approved for repainting, 4 tree removals or relandscaping, 1 driveway refinishing project approved, 1 pool approved, 2 holes filled.

Decoration Committee –(Cathy)During November the island will have green lights to honor our veterans and current armed forces. Front entrance decorating will be December 6<sup>th</sup> at 10 AM. Wreaths for the front sign, lights in the island, decorations on the mailbox magnolia and garland over mailboxes.

Block Party report. –Linda Jamison -Our Spring 2017 Block Party was well attended (about 43 people) and those who came had a very good time and their fill of food and drink. With all the contributions from the neighborhood the final cost was less than \$110 to the budget. It was suggested our next Block

Party be in the Spring of 2018. A committee will be formed to take care of this, with Rich and Linda Jamison as co-chairs.

The Insurance report – Barney Reagan -no changes in premiums this year.

Old Business – Community Yard Sales are this weekend – November 10<sup>th</sup> and 11<sup>th</sup>.

NEW Business-

- Interest was made in seeing if we can get motion detection cameras at our front entrance. Greg will check with Dick Lemma about this.
- Possibly checking with law firm of McCullough and Clayton to see if they can represent us for free.
- Ask Security to get out of their cars to do the check in at the street sign across from the mailboxes. Some cars are parking on the grass and damaging it.
- Grand Park will be part of the Sheriff's Neighborhood Watch program (sign now attached to the stop sign at front entrance). Security Guardhouse = 465 9064, cell – 322 0261, non-emergency Sheriff's Office 732 9111. If you see a suspicious vehicle please get tag number if possible as well as a description of vehicle.

Nominations for Board Members- Tim Collins, Greg Jamison and Nancy Browall have expressed their willingness to continue serving in their present capacity as directors for Grand Park. A motion was made and seconded and they were approved.

Nominations for Officers –Greg accepted the resignations of Vice President Cathy Whealton and Treasurer Nancy Browall. Nancy will stay on until the end of December to train the new treasurer.

Julie Rhoades' name was submitted as new Vice President. Her nomination was seconded and approved. The BOD verified her election as Vice President.

Motion to Adjourn was made, seconded and all in favor at 11:55 AM.

Respectfully submitted,

Linda Jamison, Secretary

Committee sign ups-

\*Decorations – Cathy Whealton

Mary and Jim Elwood

Sandra Marraffino

Joanne Marhefki

Julie Rhoades

Jack and Terry Johnson

\*Landscaping

Cathy Whealton

Mary and Jim Elwood

Jim and Carol O'connell

James McElhaney

Jim Johnston

Julie Rhoades

Jack Johnson

\*Road Committee

Greg Jamison

Tim Durden

Mary Elwood

Jack Johnson

\*Block Party

Linda Jamison

Rich Osterhholz

Irene Komorowski

John Sabolenko

Julie Rhoades