

LAUREL OAK AT LIVE OAK PRESERVE HOMEOWNERS ASSOCIATION MEETING MINUTES
July 12, 2012
Annual Meeting / Election of Directors

MEETING MINUTES

Meeting called to order: 8:05 pm

A. ATTENDANCE:

1) Board of Directors (BOD):

Present:

- a) Vicky Irizarry (Pres)
- b) Jeremy Kennebeck (Vice President)
- c) James Lovelace (Secretary)
- d) Suzanne DiGiglio (Board Member)

Not Present:

- e) Rachel Santos (Treasurer)

2) Eligible Voting Homeowners and other attendees: See attachment

B. ASSOCIATION STATUS:

1) FINANCES:

- No report made available.

2) DELINQUENCIES:

- Vicky Irizarry presented a delinquency list but BOD never reviewed it. The documentation was not left with BOD for official records.

- Discussion on delinquencies followed:

-- Vince Cruz stated he has made all payments but was notified his account was in "arrears" from underpayment after dues increased from \$61.00 to \$65.00. He said he has cancelled checks to prove he has paid and has never been delinquent as reported and should not be considered delinquent for voting purposes. Vicky Irizarry assured him that he would not be considered delinquent. Mr. Cruz will provide cancelled checks at later date if requested.
Note: Attorney Frank Friscia stated: ... *if a delinquent member makes a payment in full on an outstanding balance at an election, he is considered "in good standing", and therefore, is eligible to vote in HOA matters.*

-- Barbara Handley stated that her first HOA payment has never cleared. She has concern that the check is lost and she should not have to spend \$30.00 to cancel a check the sum of \$65.00 and she desires assurance that she is not listed as "delinquent" by the HOA. The BOD assured her that since it was not her fault, she is not expected to make another remittance toward the payment in question. .

C. ELECTION AGENDA: as set forth in Laurel Oak at Live Oak Preserve By-Laws

a. Quorum was established and agreed upon by the Board Members present.

b. ELECTION:

- i. One ballot was assigned to each validated homeowner in good standing upon entrance to the meeting.

- ii. All members were instructed they could vote for a minimum of one candidate, but not more than five candidates.
- iii. There were six total candidates, five pre-announced candidates on the printed ballots and one member, Jason Rebmann, announced his intent to run as a “write-in candidate” at the meeting.
- c. CANDIDATES:
 - i. Vince Cruz
 - ii. Susanne Digilio
 - iii. Vicky Irizarry
 - iv. Janel Kennebeck
 - v. James Lovelace
 - vi. Jason Rebmann (write-in)
- d. Marcus Valere and Sandra Gonzalez were nominated as election monitors and voter verification representatives. Their participation was agreed to by the Board members.

Note: A discussion ensued over validity of proxies to count as votes. BOD appealed to the attorney who stated: “These particular proxies are considered “General Proxies” and therefore, could only be counted toward “Quorum”, but not as votes. According to our Bylaws, votes need to be personally cast. After lengthy discussion, the attorney opined the Homeowners had a choice of two courses of action to take.

1. Choose to stand by the official results of voting members present via ballot results.
2. Choose to strike the election, set a future election date, and distribute new proxies that are considered “Limited Proxy” to count as votes.

- Motion was made to have an immediate vote on the two options with the 14 attending members present.

RESULTS: 11 in favor of standing by the outcome of the ballot election; 3 in favor of setting a future election with new proxies.

Based on the results of the Motion, it was decided the election would continue with results as final.

- e. RESULTS: Top 5 vote recipients were elected to new BOD

i. Vince Cruz	10
ii. Susanne Digilio	7
iii. Vicky Irizarry	6
iv. Janel Kennebeck	10
v. James Lovelace	10
vi. Jason Rebmann (write-in)	8

Because Ms. Irizarry received the least number of votes, she was not re-elected to the Board. Ms. Irizarry promptly departed the meeting prior to its conclusion and exited taking a number of proxies with her.

D. OLD BUSINESS:

- a. Management Company (Tabled for discussion at next BOD meeting)

E. NEW BUSINESS:

- a. Nomination of new BOD Officers: BOD Officers were all nominated, seconded, and unanimously agreed to.

- i. Janel Kennebeck, President
 - ii. James Lovelace, Vice President
 - iii. Suzanne Digilio, Treasurer
 - iv. Vince Cruz, Secretary
 - v. Jason Rebmann, Board Member
- b. Laurel Oak Financial Audit (Tabled for discussion on Mngmt Co.)

F. FUTURE EVENTS:

- 1) An Organization meeting of the new BOD will be determined within the next ten days.
- 2) The new BOD will determine a date and location for an Organizational Meeting to discuss transition, duties, goals and other pertinent information for the conduct of official Association business.

Meeting adjourned: 9:20 pm

Minutes to be approved during next Laurel Oak HOA Board of Directors meeting

July 12, 2012
Annual Elections

Voting Eligible Homeowners:

1. Larry & Barbara Handley
2. Jason and Linda Rebmann
3. Sandra Gonzalez
4. Jennifer Denny
5. Vince Cruz
6. Janel and Jeremy Kennebeck
7. Marcus Valere
8. Victoria Finke
9. Chad DeRigo
10. Alexander Garcia-Gonzalez
11. Jim Hurley
12. Peter Tedeschi
13. James Lovelace
14. Susanne Digilio

Other Attendees:

1. Vicky Irizarry
2. Frank Friscia, HOA Attorney

