

Pottsburg Crossing Condominium Association, Inc.
Annual/Election Meeting
June 22, 2011 6:30 p.m.
Pottsburg Crossing Pool Cabana

I. CALL TO ORDER

The meeting was called to order at 6:35 p.m.

II. ESTABLISHMENT OF QUORUM

Board Members present: Terri Curtis; Shivonne Mendonca; Lin White; Kathy Melton representing The CAM Team at RE/MAX Specialists. A quorum of members was not established as only seventeen (17) members were present either in person or by proxy. An unofficial meeting was held for those in attendance.

III. APPROVAL OF MINUTES

There were no unapproved minutes submitted for approval.

IV. MANAGEMENT REPORT

The Association maintains a strong financial position.

Operating Account balance as of May 31:	\$107,139.75
Money Market Account balance as of May 31:	\$283,268.01

Collection efforts continue against homeowners who are delinquent. The Board utilizes all options available according to the Pottsburg Crossing Declaration of Condominium and Florida Statute 718, including foreclosure by the Association and the use of rent notices to collect from tenants when the owner is in arrears.

A sod audit was completed by the landscape company and will be reviewed by the Board for approval.

Concern has been expressed to Management about children playing in the limited common areas of other homeowner's units, and hitting garage doors and cars with balls.

Parking continues to be a problem in the neighborhood. Efforts to add additional parking spaces or extend driveways would be considered a material alteration and would require 100% approval of the owners.

V. ELECTION OF DIRECTORS

As only three owners expressed an interest in serving on the Board of Directors, an election is not necessary. The following volunteers will serve on the Board: Terri Curtis, Lin White and Ceil Patterson.

VI. UNFINISHED BUSINESS

It was noted that the pool lights are on at night. The statutes will be checked to determine if the lights are required to be on.

A portion of the back fence has fallen down. A suggestion was made to replace this section with a stockade fence.

VII. OPEN FORUM

The number of rentals and vacant units was discussed. Currently, there are thirty-four (34) rentals and fourteen (14) vacant units.

A suggestion was made to update car decals.

A break-in occurred in the 1300 building recently. The need for a Neighborhood Watch program was discussed. Residents are encouraged to look out for each other and report anything that appears out of the ordinary to the non-emergency number of the sheriff's office.

A homeowner addressed the disrespect of children in the neighborhood for the common areas. The homeowner questioned whether the homeowners could be fined for any damages that occur.

Ceil Patterson requested that the landscape company check the trees in front of her unit to determine whether they need to be replaced.

Shivonne Mendonca officially resigned from the Board as she is moving out of the area.

IX. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

**A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2011-2012 are:

President:	Ceil Patterson
Secretary:	Lin White
Treasurer:	Terri Curtis

Respectfully Submitted,

Kathy Melton, CAM