

LONESTAR RANCH HOA
2019 Annual Meeting Minutes
October 22, 2019

Board Members in Attendance: Vito Navatta, Taisha Brown, Christopher Saliba, Audra Murphy, Tony Alonso.

Ameri-Tech Community Management: Keith Phillips, LCAM, Phil Colettis, LCAM-Director of Operations, Janice Sofia-LCAM, Director of HR, Melissa Johnson, Administrative Assistant, Marc Evans, Administrative Assistant

Vito Navatta asked all board members to introduce themselves, each share a short bio including the timeline they have all served on the board.

Vito called the Board Meeting to order at 7:00 pm, A quorum was established.

Taisha asked to recess the special amendment meeting: until the vote is tallied and move on to the budget meeting which was called to order by Taisha.

Discussion on the budget, questions from members on the budget. Member stated that last year there was a discussion to have an audit done by an outside agency and wants to see reports, Phil asked everyone who wants to see the results to send an email and request copies of the audit and they will have them within 24 hours. Member says that the budget does not make sense

Motion made to have a Financial Audit Performed for 2019 : Motion made by Kathy Mendez and was second by Karen all in favor Aye-Passed

Chris asked about a revised budget for 2019, Phil said that there was a budget workshop held (Chris said he did not attend) and the budget is approved by the board. Discussion on the interest on income that is not exact because year to year it changes and has many variables. Phil explained that if members want to see detail on what each line item on the budget means there are financial statements for every month that can be requested for free at any time from Ameritech. Sharon talks about the Town Home roofing, Vito states they put that issue to bed and that someone came in and did an evaluation of all 25 and have a report that each building had minor issues but nothing catastrophic.

Phil explained that the board sat down and went through the budget line items one by one in the budget workshop. Chris wants explanation of line item #5805, \$14,400 new expense, Phil explains that there was an agreement with the Board to have the Ameritech Property Manager more often to do more inspections and give more time to the property – Taisha explains that the board needed more people to come out on-site to visit issues – Vito also explained the need for more time from Ameritech to be on the property. Chris said he thinks that the extra time is for is not equal for the Condo’ and Townhomes. A brief discussion about the need to have two separate Boards, that would take a 100 percent vote from all homeowners and re-doing all documents a very long process. Chris asked the question, does Keith spend more or less time on the town home side, Keith stated that it is fairly equal, and he is on property two to three times a week sometimes three to four times and when he’s on property he goes to both sites.

Chris points out that he thinks the townhomes require more time and that the expenses should be separate for single-family and townhomes, Phil explains that there is one association, this is the way the community was built, everyone bought in with knowing that it was one association that's why it would take 100% vote to change into two separate association and boards with two separate budgets. The discussion continues from members about ongoing property issues in the community and why would they consider paying Ameritech additional money – Taisha disagrees and points out there are other issues being taken care of by Ameritech. Discussion from member (Mike) from the townhomes who has done much volunteer work cleaning out of growth from many homes and areas working with Veto and Keith. Phil points out that they can put zero in the line item for additional services from Ameritech, he goes on to explain the line item charge is based on what the board requested for more time to be spent on the property. Discussion about allot of things being done in the community this year that must have been voted on via email because only there has only been two meetings this year, fountain installed with no explanation from the board, Taisha explains the fountain and irrigation was discussed in meetings, Phil state that the Annual Meeting allot of the discussion can be picked up with that meeting, states that for the purpose of the budget meeting the only change would be the deletion of the additional \$14,400.

Chris made a motion to approve the budget : With the exception of striking the \$14,400 off line #5085– reallocating the money to line #6110 Grounds Gen Maint/Cleaning PW – Tony second and all in favor Aye-Passed.

Phil states that the board can decide if a new copy of the Amended Budget should be mailed out to all homeowners.

Taisha Adjourns the Budget Meeting:

Return to the Special Amendment meeting, Phil states that each meeting have a Quorum established with a present in person or Proxy count of 74

Special Amendment Meeting Reconvene:

Member asked the question is there a requirement that all renters are required to do a background check, answer is was Yes.

Official Tally for the Special Amendment:

Townhome Amendment-2/3 Votes Needed or 115 – Received 39 -24 Yes's and 15 No's

Homes Amendment – 75% Vote Needed or 112 – Received 33 -15 Yes's and 17 No's

Phil explains that there are not enough votes to do anything, there is an option to recess the meeting for 90 days because the Proxy would still be good, to out and gather the votes needed. Discussion again about dividing the association into two separate boards, Phil explains that homeowners need to create a petition and get all the needed signatures. The Developer set this up as one association to be easier for them. Discussion regarding the number of Rentals on the property, getting more votes would be difficult but at this point, the Amendment is being voted down. Members talk about the percentage of renters to owners living on the property.

Motion on the floor to wait the 90 days or let the two Amendments die tonight. Show of hands to kill the amendments or continue and the Aye-majority have the vote to not go forward with the amendments.

Phil explains that at a later date they can pick up the Amendments again and try again.

Motion to Adjourn the Special Amendments Meeting by Vito

Call to order the Annual Meeting at 8:25 PM / No reading of the minutes from the last Annual Meeting because there was no annual meeting last year.

Board to talk about the accomplishments this year:

Vito:

- New Sod and mulch in the common areas for the T/H
- Four benches installed
- Trimming up trees in both single family homes as well as T/H
- Removal of trees around the lake and pool area, cleaned out the lake along Canyon Blvd.
- Installed Fountain in the lake currently being changed to hard wire
- Working with owners on vacant property trimming on Canyon Blvd.
- New store/fast food being built near
- Moffitt cancer research building being built near
- Working with Pasco county to install additional lights in the T/H section also working with Pasco county to replace the reflectors on Canyon Blvd. and restripe
- Street lights repainted along with the green boxes
- Grinding of sidewalks completed
- Repainted the street bump signs

Phil had a request to go under new business and allow homeowners to talk before the election of the Board of directors and asked to alter the Agenda by the homeowners.

The homeowners voted NO to rearrange the agenda and to move on to the election of Directors

Phil & Keith - Election of New Directors:

Phil states that the ballot may not have everyone's name on it, but Nominations **can** be taken from the floor.

Names Called Out from The Floor:

1. **TONY ALONSO**
2. **JIM LEUZE**
3. **TAISHA BROWN**
4. **CHRIS SALIBA**
5. **KATTIE HOLLAND**
6. **SHARON PARKS**

Names on The Ballot:

1. **MICHAEL MISSERVILLE**
2. **AUDRA MURPHY**
3. **VITO NAVATTA**
4. **GEORGE PARKS**

All Nominations stood and give short Bio on themselves.

Ballots are counted by three member volunteers.

New Business Treasury Report - Tony Alonso

2019 Operating Account = \$307,787.98 as of September 30th , Money Market Saving account had \$466,117.36 CD for \$200,000.00 now accrued \$204,850.85 Matured on October 20th , Auto Renewal.

Auto CD Renewal / currently worth \$204,850.85 will continue on as a 24 - month CD.

Total Assets = \$978,756.19 – Delinquent Accounts = Members of the Association owe \$21,125.82 / Up to thirty (30) days \$2,605.01 / over thirty days =\$1,474.87 / over 60 days = \$931.99 over 90 days = \$16,113.96

Total of \$21,125.82 outstanding - Attorney has been notified of all over 90 days for collections.

Discussion from Homeowners

Discussion regarding Ponds being cleaned, and trees being trimmed, Vito stated that 17 ponds are being maintained by Aquagenics. Pest control questions about the responsibility of homeowners.

Chris had questions regarding the hard wiring of the fountains. Vito said that the cost of hardwiring was \$6,300.00, Vito approved \$2,500.00 and Ameritech gave \$3,800.00 to help resolve the pond issue with hard wiring. The money was given directly to the electrician, not from the HOA bank account. It was a business decision. The majority of the board was present when the decision was made, Vito as President authorized \$2,500.00.

Vito stated that everyone received the proposed budget in the mail – Single-Family Homes Monthly fees \$151.11 down 0.48 cents and the TownHomes \$143.11 to \$143.29 up 0.17 Cents. Veto stated that the Solar panels are under warranty.

Announcement of the Newly Elected members of the 2020 Board:

**Michael Misserville
Chris Saliba
Tony Alonso
Jim Leuze
Kattie Holland**

Meeting was adjourned by Phil Colettis and an Organizational meeting is held

A brief Organizational Meeting of the new 2020 Board Members held:

Members decide the following appointments:

**Chris Saliba as President
Tony Alonso as Treasury
Michael Misserville as Vice President
Kattie Holland as Secretary
Jim Leuze as Director**