

MONACO GARDENS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
(No Vacant Seats – No Election in 2011)
MINUTES
November 30, 2011

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the membership. They do not contain discussion unless specifically requested to be made part of the record.

DETERMINATION OF QUORUM – CALL TO ORDER

Jim Williams, President of the Monaco Gardens Homeowners' Association, Inc., called the Annual Membership Meeting (no election will take place this year as there are No Vacant Board Seats) to order at 7:50 P.M., on November 30, 2011, at Greenacre Properties, Inc., 4131 Gunn Highway, Tampa, Florida.

ROLL CALL – NOTICE OF MEETING

Directors Present

Jim Williams, President
William LeClaire, Vice President
Jim Foley, Secretary
Karen Neidig, Treasurer
Allen Von Spiegelfeld, Director

Directors Absent

Staff Present

Sharman Killian, CAM

Guests Present

Denise Schek, acting recording secretary

Jim Williams, Board President, verified that there was a quorum of 21 in Person or Proxy membership present. Notice: A notice of the Annual Membership Meeting was mailed to all owner of record along with a proxy. Management also posted notice of meeting as required by the Florida Statutes on November 13, 2011, at the pool area news box.

APPROVAL OF UNAPPROVED MINUTES

Karen Neidig, made a motion to approve the Annual Membership Meeting Notes of the December 7th, 2010, notes were made as a meeting was not held due to lack of membership quorum, motion was seconded by William LeClaire. All in favor, the motion passed. On motion from Allen Von Spiegelfeld, to approve the Reconvened Annual Membership Meeting Minute, held on February 23, 2011, was seconded by Jim Foley. All in favor, the motion passed.

REPORTS

President's Report- None – A board year-end 2011 Letter was mailed out to each owner with the Annual meeting notice.

Treasurer's Report - The treasurer's report was presented by Karen Neidig. The October 2011, monthly financial was provided to the Board for review via email, prior to the Board meeting.

Year-To-Date - Checking Balance \$ 24,462.69 Money Market – Balance \$12,207.96 as of October 31, 2011. There were 8 delinquent accounts totaling \$32,074.00 as of October 31, 2011. Jim Foley made a motion to approve the Treasurer's Report as submitted. The motion was seconded by William LeClaire. All in favor, the motion passed.

Rollover of Excess Funds: An affirmative vote for the rollover of retained income funds was passed, On a motion from Jim Foley and seconded by Karen Neidig, All in favor, motion carries.

ADJOURNMENT

There being no further business to come before the Monaco Gardens Homeowners' Association, Inc., Allen Von Spiegelfeld made a motion to adjourn the Board of Directors meeting at 7:44 P.M. The motion was seconded by Jim Foley. All in favor, the motion passed.

Respectfully Submitted,

Denise Schek, For Board of Directors and Board Secretary_

MONACO GARDENS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
MINUTES
November 30, 2011

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Directors Present

Jim Williams,
William LeClaire
Jim Foley
Karen Neidig
Allen Von Spiegelfeld

Directors Absent

Staff Present

Sharman Killian, CAM

Guests Present

Denise Schek, Acting recording secretary

Notice: Sharman Killian, CAM, also posted notice of meeting as required by the Florida Statutes on November 13, 2011, at the pool news box.

APPROVAL OF UNAPPROVED MINUTES

Allen Von Spiegelfeld made a motion to approve the meeting minutes of October 26, 2011, Seconded by Jim Foley. All in favor, motion passed.

ELECTION OF OFFICERS

Jim Williams, President
Allen Von Spiegelfeld, Vice President
Karen Neidig, Treasurer
Jim Foley, Secretary
William LeClair, Director

In addition William LeClaire has been appointed the Landscape Chairperson and Jim Foley appointed as ARC Chairperson.

DESIGNATION OF SIGNATORIES

On-line Check Signers on the Association's bank accounts will be Karen Neidig, Treasurer and Jim Williams, President. Additionally: Jim Foley, Secretary and Allen Von Spiegelfeld, VP will be added.

DESIGNATION OF BOARD LIASON TO MANAGER AND ATTORNEY

Jim Williams will be the primary contact. Allen Von Spiegelfeld and then Karen Neidig will be alternates.

BOARD MEETING INFORMATION RECEIPT

The board shall receive meeting information via email. W. LeClaire will receive the information by US Mail.

VIII. REPORTS

Legal Report/Account Update – A written legal report was provided to the Board for their review prior to the Board meeting. The board treasurer reviewed the six (6) legal cases, status, and progress on each case. The following items were discussed:

4222 Forester – New owner has moved into unit. Account Settled

4227 Forester – Bank Foreclosed – Renters Moved Out.

4218 Forester – David Felice, has prepared a motion for substitution of counsel – Pending law suit.

Management Report/Review Deed Restrictions - A written management report was provided to the Board.

ACC Report - The ACC report will be given by Jim Williams prior to the meeting. A copy of the current ACC list is available by email on request. 1.) **4222 Forester Lane** -New owner Jese Arregui, submitted a request for a Rear Porch addition. This will look like the additions at 4214 and 4216 Forester Lane already installed.

Jim Foley made a motion to approve the ACC request for 4222 Forester Lane as submitted. The motion was seconded by William LeClaire. All in favor, the motion passed.

IX. UNFINISHED BUSINESS

Landscape and Irrigation Repair - Report from US Lawns Pending

New Fencing at the North Village drive – North Hedge plants area – Pending

Pool Deck – Cleaning & Sealing of the deck has been completed.

Lighting - No. Village Dr. Entry/Exit - Lighting is being repaired

Grounds Maintenance – Ron Rehor - proposal for long life bulbs has not been received. Ron Rehor provided a proposal for \$300.00 per quarter – to maintain lighting – Pending

X. NEXT MEETING

December Board of Directors meeting is scheduled for December 28, 2011, at 7:00 p.m. at Greenacre Properties, Inc., 4131 Gunn Highway, Tampa, Florida. Discussion on cancellation of this meeting due to the holidays.

XI. ADJOURNMENT

There being no further business to come before the Monaco Gardens Homeowners' Association, Inc., Allen Von Spiegelfeld made a motion to adjourn the Board of Directors meeting at 8:15 P.M. The motion was seconded by Jim Foley. All in favor, the motion passed.

Respectfully Submitted,

Denise Schek, For Board of Directors and Board Secretary_