

Two Golf View Villas

Homeowners' Association, Inc.

2018 Annual Meeting – Election of Directors and Organizational Meeting Wednesday – March 14, 2018

As a quorum of the Membership was established {sixteen (16) in person or by proxy and Proof of Notice of proper mailing was presented, the Two Golf View Villas 2018 Annual Meeting of the Membership was called order by Jim Iwanowski at 4:30 PM at the Highland Club – Room 5 – 3300 MacGregor Drive – Palm Harbor, FL 34684.

Jim Iwanowski introduced himself and the other Board Members Present:

Richard Wescott, Dean Rubenstine, Veronica Hendricks and Ed Roby
Susan Marino of Monarch Association Management, Inc. was also present.

Minutes of February 14, 2018: Following reading of the minutes by Veronica:

Motion made by Ed, second by Jim to approve the minutes with type-o corrections as noted below. Motion carried unanimously.

As a quorum was established and notice was properly posted, the Two Golf View Villas Homeowners' Association, Inc. Board of Directors Meeting was called to order by Jim Iwanowski at ~~1:30~~ 4:30 PM ~~in the Conference Room of the office of Monarch Association Management, Inc. 2708 Alt. 19 North Suite 240-A Palm Harbor, FL 34683.~~ at the Highland Club – Room 5 – 3300 MacGregor Drive – Palm Harbor, FL 34684.

Minutes of October ~~2, 2013~~ 27, 2017 were approved as written.

Financial Report: Dick Wescott reported that the year ended in good standing and the Association is on track for this year.

Unfinished Business: New street signs to be purchased this week.

Trees and limbs hanging over roofs, are scheduled to be trimmed shortly. Dick will meet with tree trimmers for estimates and with owners who also want trees/limbs trimmed.

Board discussed the pool work that is anticipated by the Greenview Recreation. It appears their Board is only going to repair the bottom of the pool at this time so that it is usable for the summer and table any major renovation project until a later date. Ed made a motion to engage an attorney to institute a Class Action against the Recreation Association but motion died for lack of a second.

Two (2) owner were sent a letter asking them not to park on the street, particularly at night. However, there are those that are continuing. Board will consider sending a stronger letter. Audience member noted that a member's security camera captured a white van pulling up and the people that got out went to various cars and tried to open the doors. He suggested this information be included in the letter that is sent to those that are parking in the street.

New Business: It's time to consider cleaning of the roofs.

Grates are not up to par and will need to be repaired/replaced shortly.

Comments From The Floor: Veronica was asked if there was any update on the fence. She stated that her complaint has been entered into the official records that the fence will be taken down and a higher and smaller mesh fence installed. An audience member commented that he saw people measuring the area a couple of days ago.

Bob Doyle noted that two (2) pages of the Documents, that are posted on the website are upside down and asked Sue to correct. She was also asked to post the EOY statement and Annual Meeting Minutes. Bob also commented that his lawn still needs to be replaced.

Being no further comments from the floor:

Motion made by Ed, second by Dick to adjourn the 2018 Annual Meeting at 5:29 PM.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

Organizational Meeting

As a quorum of the newly elected Directors was present, the Organizational Meeting was called to order at 5:30 PM.

Motion made by Ed, second by Dean for all Directors to retain their current positions on the Board. Motion carried unanimously.

**Jim Iwanowski – President
Vice President/Secretary – Veronica Hendricks
Treasurer – Dick Wescott
Ed Roby – Director
Dean Rubenstine – Director**

Being no further business:

***Motion made by Ed, second by Dean to adjourn at 5:32 PM.
Motion carried unanimously.***

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes have been approved by the Board.