

COUNTRY CROSSING HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 27, 2010

VERIFICATION OF QUORUM & PROOF OF NOTICE

Present were the President Pauline Ritthaler and Vice President Ronda Shapiro. The Secretary/Treasurer's position remains unfilled. A quorum was established and property manager Paul Corvi represented the management company. The meeting was noticed in accordance to the Florida Statutes (720.)

CALL TO ORDER

The President called the meeting to order at 7:03 p.m. at the First United Methodist Church, 201 S. Park Ave., Apopka, FL school hall.

MEETING MINUTES

MOTION: to approve the January 2010 Board of Directors meeting; (Ritthaler/Shapiro)
Approved, unanimous.

NEW BUSINESS

Special Assessment Discussion: The manager explained to the homeowners present why a special assessment was called for by the board at the March 2010 Annual Members Meeting.

PURPOSE: to meeting the association's operating expense obligations for 2010.

- The President opened the floor to homeowners to ask questions.
 - The President asked the property manager to handle the questions from the floor.

Special Assessment Vote Count & Results:

- Quorum Requirements: According to the Associations Covenants the required quorum for a Special Assessment is: "...two thirds (2/3 of the votes of each class of Member who are voting in person or by proxy at a meeting duly called for such purpose".
- Quorum :
 - Members present: 29
 - Proxy's collected: 78
 - Total Members & Proxy's: 107
- Requirement needed for passage: two thirds (2/3) of 107 = 71

Members in favor: 23	Member <u>Not</u> in Favor: 6
Proxy's in favor: <u>68</u>	Proxy's <u>Not</u> in Favor: <u>10</u>
Member & Proxy in Favor: 91	Member & Proxy's <u>Not</u> in Favor: 16

- **Special Assessment approved with a 22% margin.**

MOTION: Special Assessment due August 1, 2010 in the amount of \$100.00. Payments to be made to the BB&T operating account; (Ritthaler/Shapiro), approved, unanimous

OTHER ASSOCIATION BUSINESS

New Pool Pump: President mentioned the main pool pump recently was replaced due to a failure.

- Manager reported the invoice for the new pump had not arrived from the vendor, but he didn't expect the amount to be much more than \$700.00

NEXT MEETING: July 22, 2010

MEETING ADJOURNED

Meeting adjourned at 8:46 pm; (Ritthaler/Shapiro) Adjourned.

Respectfully submitted
Paul Corvi, LCAM
Property Manager
Hara Management Inc.

Secretary, Country Crossing HOA

Date

UNAPPROVED