

A Quiet Place In The Country Inc.

Homeowners Association
MEETING MINUTES - NOVEMBER 13, 2014

Board Members Present: Tom Stratton - Interim President
Jeff Anderson - Vice President
Becky Morin - Secretary
Beverly Davis - Treasurer
Doug Dilts

Meeting Location: The Rock Church located at 1818 Taylor Road, Port Orange, FL.

Call AQPITC Association Meeting to Order:

Jeff Anderson called the meeting to order at 6:35 P.M. and thanked everyone for coming. We had a quorum with 15 property owners attending and 7 proxies that were sent in. Jeff Anderson ran the meeting due to President Tom Stratton stepping down in November 2012.

Approval of Minutes of June 11, 2013 Meeting:

Jeff Anderson asked if everyone had read the minutes. He then called for a motion to approve the minutes. The motion was made by Lenny Ohlsson and seconded by Russ Morin.

Treasurers Report:

Beverly reported that the balance on hand was \$8,941.63 as of 11/11/2014. Accounts Receivable and Payable were discussed. Discussed that the outstanding past dues totaled \$22,171 dating from 1999. 125 out of 171 home owners have participated in their community maintenance dues in 2014. The motion to approve the treasurer's report was made by Russ Morin and seconded by Barbara Lampert Shepherd.

New Business:

- Re-recording C&R's, by-laws & articles of incorporation

Explained the deed recordings and sections of the neighborhood. Re-recording of the C&R's need to be completed by 2014 and would be done properly by an attorney.

- Entrance Landscaping and new bike rack

It has been brought to the Board that some bikes have been stolen throughout the year. The current bike rack is made of recycled plastic material that has been cut to steal the bikes. A metal bike rack is needed to help prevent the theft of bikes. Theodoros Aftonomos volunteered to fabricate a new metal bike rack for the neighborhood. In the upcoming weeks we will be updating the entrance landscaping by adding new plants and mulch.

Community Topics:

- Unfinished construction on lot#107 (375 E. Country Cir. Dr.)

Discussed that the house has been under construction for several years. Tom Stratton has spoken with the owner about other property owners that have expressed concerns regarding the construction and appearance. If you have any concerns about this property, please contact the property owner directly or please contact Don Vancini @ 386-626-6591 Ext.12765.

- **Commercial Vehicle Parking- Volusia County Code Enforcement**

It has been brought to the Board that the Volusia County Code Enforcement has been called on a commercial vehicle being parking at a residence in the neighborhood. An anonymous person called stating they were Tom Stratton. Per Volusia County Code Enforcement Regulations and Guidelines, “No tractor-trailer, semi-trailer, commercial bus, cutaway van, chassis-cab or other trucks with a gross vehicle weight greater than 10,500 pounds may not be parked in a residential area except for loading and unloading”. This is not an HOA matter; this is a Volusia County Regulation.

- **Liens**

Discussed sending a letter to the property owners that are past due explaining that we will be looking into legal actions after a second reminder has been sent. Units 1,4,5,8 that are currently recorded can have a lien placed.

Election of Officers:

- Executive board members term(s) have ended. Tom Stratton is the interim President as of November 15, 2012. The Treasurers term has also ended for Beverly Davis. Nominations were taken from the floor. Ed Christiansen was nominated for President by Barbara Lampert Shepherd, Ed declined the nomination. Tom has agreed to stay as interim President and Beverly has agreed to continue Treasurer until someone steps up and takes the role(s). A motion was made by Russ Morin and seconded by Barbara Lampert Shepherd to have all existing board members keep their current roles.

Open Discussion:

- Virgil Stoltzfus offered his tree services to anyone in the neighborhood who needed help in the event of an emergency. (examples: tree falling on a house/car or blocking the road/driveway)
- Dara Stoltzfus asked about the specific board members duties and suggested that they be placed in the next newsletter to help residence have a better understanding of the job to see if they would like to join the HOA Board.

Adjournment:

A motion was made by Russ Morin to adjourn the meeting and seconded by Danny Davis. The meeting was adjourned at 8:04 P.M. by Jeff Anderson.

****A Big Thank You to Everyone that attended the meeting or sent in their proxy forms!!****

Becky Morin
Secretary