

Aqua Solis Annual HOA Meeting: November 30th, 2023

Board Members In Attendance: Jimmy Gulino (President), Kris Boyle (Vice President), Cindy Ready (Treasurer), Corine Milne (Secretary) & Jeff Wise (Director at Large).

Other Attendees: Jenny Kidd (Ameri-Tech Property Manager)

Membership Meeting: The meeting was called to order at 5:37 pm by Jimmy and seconded by Jeff. The amendments originally planned for this portion of the meeting were withdrawn prior to the meeting to allow for a reconfiguration of our documents as recommended by our HOA attorney. This portion of the Annual Meeting was adjourned at 5:39 pm.

Budget Meeting: This meeting was called to order at 5:39pm by Jimmy and seconded by Jeff. A quorum of the Board and membership was established with 30 residences (of 56 homes) represented.

- There were 29 votes submitted to waive Financial Reporting, with no nays.
- Reading of the proposed 2024 budget detail was waived; the budget was approved by Jeff and seconded by Jimmy and approved by all.
- Monthly dues will remain at \$325.00 per unit.

This portion of the Annual meeting was adjourned at 5:39 pm by Jimmy and seconded by Jeff.

Annual Meeting: This meeting was called to order at 5:40 pm by Jeff and seconded by Kris. Jimmy served as Chairperson, and proof of notice of the meeting was served. The proxies were again certified, and a quorum of residents/membership was established.

- The reading of the minutes of the last Membership meeting (December 2022) was waived.
- There are 2 vacant board positions with the departure of Kris Boyle and the end of the appointed term for Jeff Wise. Jimmy acknowledged with gratitude Kris' service on the Board for three (3) years, and her assistance since the Board was established. Two residents officially submitted applications to fill the vacancies: Jeff Wise and Doug Kellin. During the meeting, Ivonne Yeste offered her willingness to serve as well, if needed. The nominations of Jeff Wise and Doug Kellin were accepted. Their terms, effective immediately, are for two years. Ivonne was thanked for volunteering and asked to consider future board involvement.
- Accomplishments of the 2023 Board were reviewed including community beautification projects, security improvements with gate code review, gutter cleaning and sealing, landscape vendor improvements, irrigation system repairs, establishing an interest-bearing CD for some reserve accounts, and achieving savings through contract and other negotiations with the assistance of Ameri-Tech.
- During the Open Forum, resident Jason Kubus, an engineer, offered to provide recommendations on the street-sealing as he has firsthand knowledge of products commonly used. Jason also offered to be a consultant on the Reserve Study update which is part of the 2024 plans. There was discussion around the upcoming landscape improvements amongst those present, with everyone, overall, feeling excited about the plantings and sod to come. A concern about moles was also discussed and will be addressed with the exterminator and Landcrafters.

This portion of the meeting was adjourned at 6:32pm by Kris as part of her last official action as a Board member, and seconded by Cindy.

Organizational Meeting of the new Board members was called to order at 6:33pm by Cindy and seconded by Jeff. Jimmy appointed Jeff as the Chairperson of the meeting. Board designations for 2024 are:

Jimmy-President

Jeff- Vice President

Cindy-Secretary & Treasurer

Corine-Director at Large

Doug – Director at Large

The Board determined bi-monthly standard meeting dates; meetings may be added as needed. Meetings will be held at 2:30pm on the 3rd Thursday of January (18), March (21), May (16), July (18), September (19) and November (21). The next Annual meeting will be December 5, 2024, at 5:30pm at the Clearwater Ameri-Tech office.

Jenny will get a date to meet with the attorney in January to begin the work necessary to rewrite/update our documents including the Covenants, By-Laws and Rules and Regulations. This portion of the meeting was adjourned at 6:45 in a motion by Jimmy and seconded by Jeff.