

Minutes
MPMA Board Meeting
October 1, 2012 6:30 pm Lions Club Meeting Room

Attendees: Don Coleman (Chair), Doug Botimer, Allan Fisher, Steve Haynal, Nancy Nichols. Jayne Di Dario was called and attended after she was elected to the board. Gregg Irland reported that he was responding to a work emergency and not able to attend. Guests: Jim Hall – Financial Assistant, Mike Hussey and Joanna Hussey

The meeting was called to order. A quorum was established and the agenda was accepted by unanimous consent.

The Minutes of the August 6, 2012 meeting were accepted by unanimous consent.

The following motion was made by Nancy Nichols:

Whereas: David Shannon has resigned his position on The Villages of Garrison Creek Master Property Management Association (VGC MPMA) Board of Directors, and

Whereas: The bylaws of the VGC MPMA direct that all vacancies on the Board of Directors shall be filled by election of the remaining Members of the Board of Directors (Bylaws Article IV, C.), and

Whereas: The board acknowledges the preference expressed by the HOA members as indicated by their votes at the most recent election, and

Whereas: Jayne Di Dario ran in the last election and received the next highest vote total behind David Shannon, and

Whereas: Jayne Di Dario is a highly knowledgeable professional who is keenly interested in the welfare of the VGC, and

Whereas: Jayne Di Dario has indicated her willingness to serve on the VGC Board of Directors, and

Whereas: Jane Di Dario meets the qualifications to be a member of the Board of Directors as outlined in the Bylaws, Article IV, A.

A motion is hereby made to elect Jayne Di Dario to the vacancy on the VGC Board to serve out the term of David Shannon in accordance with the Bylaws, Article IV, C.

When considering this matter, the board discussed whether or not this presents a conflict of interest, whether the vacant board position should be filled immediately or remain open until the next annual meeting, the will of the people expressed in the last election, as well as the general merits and ramifications of having Jayne immediately serve on the board."

The vote was as follows:

In favor – Nancy Nichols, Don Coleman, Allan Fisher, Doug Botimer. Opposed – Steve Haynal.

A 2013 budget that will include a \$45 a month Master Association charge to each member was adopted by the board by unanimous vote. The budget will be presented to the members at the annual meeting for ratification.

Reports were given on the following maintenance projects:

Phase I and II sealing – completed. All cracks in VGC roads were patched this year. Work to continue next year as needed on roads.

West bridge repairs - completed. Work to continue next year as needed on remaining bridges.

Storm Drains - Our thanks to Jon and Merlene Wolf who have agreed to chart, number and monitor the storm drains. They need to be cleaned on a regular schedule to prevent flooding.

Irrigation repairs – Could save money with proper oversight. Need a knowledgeable volunteer to do this.

Weeding – Could keep things looking nicer for less money if we would hire hourly workers.

It was moved to ask the board officers to move forward with the necessary steps to hire hourly workers. Voted unanimously.

There was a discussion regarding the “Wilderness” area ownership. Doug explained that it was his understanding that the desire of Myra Road Commercial LLC to deed this property to the Master Association. He will follow up to see how this action can be completed most efficiently.

Steve Haynal discussed the progress on preparing for the annual meeting. He may need some additional help later in October.

An executive session was held to discuss confidential legal matters.

Adjourned at 8:30 pm.

Respectfully Submitted
Allan Fisher, Secretary/Treasurer