

Schalamar Creek Mobile Homeowners Association
Annual Member Meeting **January 9, 2017**

The meeting was called to order by President Dick Rae at 7:00 pm. Board members attending were: Dick Rae, Ray Mitchell, Barb Griffin, Norma Miller, Ron Simmonds, Linda Gledhill, Russ Weiderman, Bo Bohannan, Adrian Verwegen, Chris Eaton, Ginny Reid, and Marge Short.

Ed Herring introduced the speaker for the evening, Liz Tripolino, representing One Blood. This is a community blood bank that covers all of Florida. They will be in our park again next Tuesday, January 17, from 10 – 3:30. Some requirements have changed so someone who previously could not give blood may now give. Those might include persons taking certain drugs, with diabetes, or having had cancer treatment. Blood has a shelf life so, they keep a regular visiting schedule at organizations to keep a constant supply available. People can donate blood every 56 days. Their website is: oneblood.org.

Election results were given by Glen Richter, head teller, as follows:

President- Dick Rae, Vice President- Ray Mitchell and Treasurer- Barb Griffin were unopposed.

Ginny Reid- 139 votes

Stan Kubik- 135 votes

Marge Short- 99 votes

Bill Thompson- 82 votes

Ginny, Stan, and Marge were declared elected to the three Director positions for two year terms.

Ron Simmonds swore in the newly elected to the Board of Directors.

Secretary, Norma Miller- The December meeting minutes were accepted as printed.

Treasurer, Barb Griffin- Receipts for December included Membership dues of \$730, expenses were \$1,780 which included postage, office supplies, printing of the newsletter, gift cards. End of year balance is \$31,303.81. Report accepted.

Committees:

Membership Committee- Bo Bohannan reported that at this time there are 308 members. He will be leaving the Board so encouraged everyone to keep supporting the HOA. Dick encouraged us to continue to seek new members to make the HOA even stronger in the community.

FMO Representative, Russ Weiderman asked for more residents to join the FMO, as well. FMO represents residents in communities like ours in regards to Florida State Statute 723 regulations. The FMHA represents mobile home builders, park owners and park management companies. Our park is owned by Northwest Mutual Insurance Co. and managed by Murex Management Co. FMO monitors what the Florida legislature is doing in regards to these communities. Some things they have helped with are not allowing a tax on our lot rent and passing a variance to allow bingo to be played in our communities. Annual dues are \$25, please support the FMO by joining.

Craft Committee- Sandy Slack reported that a Spring Craft Show is planned for March 4, if enough vendors sign up for a table. They will have a table of sale items at the Fashion Show on February 3.
January 26- Valentine Card Making Class, sign up in the Craft Room.

Crochet Group- Deb Weiderman thanked the Activities Committee for donating money for them to buy yarn. They donated over \$1100 worth of items in 2016 to various charities. They meet every Tuesday, 2:00 – 3:30.

Quilting Group- Deb thanked those who donated fabric to them. They are making small quilts for VISTE clients this spring. They meet on Fridays, and do lunch as well.

Activities Committee- Bette Johnson told us they are always looking for more volunteers for their group.

Upcoming activities are:

January 14- Sports Dance- \$8, no reservations for tables

” 19- Pot Luck

21- Coffee/Donuts

“ 24- Health Fair- free lunch, prizes- 11:00 – 1:00 pm

“ 28- New Odyssey- VIP seating- \$17, others \$12

February 1- Luncheon sponsored by Spring Lake Hearing Aid Co.

“ 3- Fashion Show- \$13, Dillard’s will provide fashions

“ 9- Crystal Gage- \$10/\$15

“ 11- Valentine’s Dance- \$10- will honor those married over 50 years if you register

“ 12- Weiner Races- \$10- Craft Room will be open from 1-3 for creating, 3:30 race in Ballroom

“ 27- Karaoke with Dick Rae

March 3- Cliff Erickson

HOA sponsored Member Appreciation Party- January 21, 7:00 – 10:00 pm. Music by Dick, cash bar, popcorn, fun for all! Free for members. Others can join the HOA that evening and enjoy the fun also.

Pot Luck, Ray Mitchell- January 19- bring a dish to pass, Ham will be served, sign up on board.

Coffee/Donuts on January 21- Sign up on the board.

CAP Patrol- Ray, Gary Ross, and Sandy Schultz are coordinators for the CAP program. They have applications for new members to join the patrol.

Phone Directory/ Newsletter- Ginny Reid said that this year’s Phone Directory will be going to press tomorrow. She is gathering information now for the February Newsletter. She would like all articles in to her by the 10th of each previous month to be printed in the next month’s newsletter.

Outreach- Kathy Bennett has sent out the following cards-Get Well to Dave Pritchard and Mary Casoria, Sympathy to the families of Larry McLaughlin and Ross Stewart.

Welcome- Ginger Kory reports her committee has been visiting new residents now and are nearly caught up.

Old Business:

Appreciation gift cards of \$100 each from the HOA will be given to Dave Gray and Lee Franca for their many years of service with our newsletter.

December 14 Board/Management Meeting- Dick reviewed some of the areas discussed at this recent meeting.

Fountains- new ones are coming

Sound System- Paperwork needs to be signed with a down payment approval and work will begin.

Music by the pool- they are still working on it

Pool tables- management has a quote, work to start soon

Exercise machines- two were fixed, one bicycle not working now, new one needed

Umbrellas- will work on replacing when Marti comes back from vacation

Evening point of contact is Doug Barker, 666-2943, for emergencies and he will contact proper people.

New manager- no update at this time

Dog Park- have not heard the results of survey

Our concern items will be updated as to actions taken when accomplished.

New Business:

Attorney at Law- The board has voted to retain a lawyer for one year at \$1,000 to give us opinions on concerns that may come up.

Lawn Maintenance Contract- Management reports that the current contract has run out and bids were received from several companies. Management has selected Central Florida Gardening again and asked for the approval of the HOA board. Items included in the contract are:

- lower cost of \$62/month with part-time services available,
- they will have a new phone number with a person available to answer calls,
- 500 homes use their service now with the possibility of a lower rate if 600 and more homes are customers,
- they need to be contacted to come and trim shrubs at individual homes,
- one worker will speak English when doing work at homes,
- letters of concern should be sent to Central Gardening or Murex.

A question arose with the number of years of the contract, board was told 3 year contract but now says 5 year. An Information Letter will be sent to residents providing information and asking, who does their lawn work.

Concerns:

Lot 142- Feels that Concern Forms are not being addressed or responded to. Still having a drainage issue.

Lot 180- Drainage issue also, many years of not being fixed

Lot 205- Also has driveway drainage issues

Lot 85- Never gets any feedback from concern letters being sent to management, only general statements. They are rarely shared with the Board, as well.

Lot 670- Concern about exercise equipment but now may be fixed, some new machines would be appreciated. Also, she couldn't get info on the E-Blast. Remember to use the HOA website or newsletter!

Lot 26- Who does reliable tree removal, trimming? Dick will get a suggestion.

Lot 598- Questions the length of gardening and garbage contracts when park was sold they told the board they had 10 year contracts at that time.

The next three monthly member meetings will begin with ice cream socials provided by that night's speaker. Join the HOA and enjoy!

Bo made a motion to adjourn the meeting at 8:30 pm. Seconded and passed.

Norma Miller, Secretary