

# MINUTES

## Treetops ~ Ocean Breeze, HPR

2009 ANNUAL HOMEOWNERS MEETING

SATURDAY, JUNE 20, 2009

10:00 A.M.

- I. Roll Call – Bob VanSchelven, President and Chairman of the meeting, called the meeting to order at 10:05 a.m. He thanked the owners who participated in the social the prior evening. Bob turned the floor over to Ron Fenstermaker to moderate the meeting. Ron introduced the Board members present, staff of IMC present and then the owners went around the room and introduced themselves.
  - A. Officers and Directors present – Bob VanSchelven, President; Merle Brown, Secretary / Treasurer; Stan Stolarczyk, Director
  - B. Officers and Directors absent – Peggy Edwards, Vice President; Jeff Martyn, Director
  - C. Owners Represented – Quorum established with 56.7770% of the owners participating in person and by proxy.
    1. In person – 10.8050%
    2. By Proxy – 45.9720%
  - D. IMC Resort Services, Inc. Representatives – Ron Fenstermaker, President; Bryan Dorshimer, Association Manager; Scott Walters, Assistant Association Manager; Melissa Fenstermaker, Minutes
  - E. The Association's Attorney – Scott Wild from Alford & Wilkins, PA
- II. Proof of Notice of Meeting or Waiver of Notice – IMC Resort Services, Inc. sent notice of the meeting to the owners of record on May 15, 2009.
- III. Reading of Minutes of Preceding Meeting – **Bryan Dorshimer, Sr. (2 OB) made a motion to waive the reading of the minutes from the 2008 Annual meeting and accept them into record as written. Shirley Lucas (51 OB) seconded the motion. The motion passed without opposition.**
- IV. Reports of Officers
  - A. President's Report – Bob VanSchelven thanked the Board Members for their dedication to the association. He noted that the financial hardships faced by many members of the community is not special to Treetops –

Ocean Breeze, HPR, it is a nationwide concern. The Construction Loan has been paid off (15 months early) giving an extra \$14,000 a month. Bob applauded IMC for their diligence and thrift ways especially during these financially challenging times. Bob also gave kudos to Bryan Dorshimer and Scott Walters for enforcing the master deed and bylaws of the community. He closed his remarks by thanking the owners who show their respect for the community by caring for it and following the community guidelines.

V. Reports of Committees

- A. Financial Report – Ron began this portion of the meeting by stating that the Board works hard to pinch pennies. He reminded the owners that in order to run a property like Treetops – Ocean Breeze, the revenue must exceed the expenses.

He updated the owners of the new collections procedure which has expedited the procedure over prior years. The current system is that the delinquent owner gets one late letter from IMC; the next letter is from the attorney. Other methods the Board has put into action are: temporary parking passes are not given to villas which are in collections; names of delinquent owners have been published in the newsletter; posting delinquent notices on the doors of villas that are in arrears. The Board is looking into alternatives for getting good paying owners owning villas that are currently delinquent. A major part of the Board's time and IMC's time is spent on monitoring / handling the collections problem that is prevalent in the community. Frank Wenz (7705 TT) asked how the owners would be notified of the new procedure; Ron noted that a letter specifically highlighting changes to the collections procedure will be sent to the owners after the Board has ironed out the specifics. Denise Pack (6101 TT) asked that the Board make sure that the tenants of the villa's lease is protected if the bank forecloses on a unit that has tenants.

Scott Wild took the floor and reiterated a lot of what Ron talked about and said that the Board is going to establish a new set of criteria that will be followed before a villa is foreclosed on; the board will look at each situation before moving forward. The Alford & Wilkins law firm directed the Board in a letter dated June 15, 2009, that foreclosures may be the way for the board to consider going forward with delinquent cases see the attached letter from the Alford & Wilkins firm. Scott also touched on the option of receivership for the association to consider. Ron noted that receivership is a very expensive endeavor and not always beneficial to the association.

Ron reassured the owners present that Treetops-Ocean Breeze has not had any of their services cut.

Merle Brown updated the owners on the status of the construction loan. The first check to pay the loan was signed in 2003; she signed the last one at the beginning of June 2009 to pay off the loan (*15 months ahead of schedule*). The regime fee has not increased since 2001. The Board is already planning for the 2010 – 2011 operating budget; they are in agreement that the capital reserve needs to be built.

Frank Wenz spoke to importance of getting more owner involvement on committees.

- B. Insurance – Craig Fenstermaker spoke to the topic of insurance see the premium history chart that Craig prepared for the meeting. Insurance is the biggest budget item for any complex and IMC shops the markets very hard to get the best rates and coverage for the community. Small and frequent claims toward the association's policy hurt the association's rate (ex. 10 burst water heaters over 5 years causing \$40K damage). Whereas insurance companies are more tolerant of one big claim, like a fire, etc. causing \$100,000 worth damage. Ron and Craig stressed the importance of each owner maintaining an HO6 policy. Karen Marts (6103 TT) asked how would the community be rebuilt should a catastrophe such as hurricane or fire hit; it would be rebuilt as it stands today. Craig noted that the town has pre-approved the community to be rebuilt to the density and manner in which it was originally built (current codes would be followed). BB&T Carswell currently has the policy for the association.

VI. Election of Inspectors of Election – **Shirley Lucas made a motion to appoint Scott Walters to act as the inspector of election. Frank Wenz seconded the motion. The motion passed without opposition.**

VII. Election of Directors - Stan Stolarcyk and Bob VanSchelven wished to continue their service in the community and submitted their names as candidates. The Board will reorganize after the annual meeting to set the officers. Ron Fenstermaker asked if there were any other candidates interested in running from the floor. There were not. **Bryan Dorshimer, Sr. made a motion to close the nominations. Diane Burr (6403 TT) seconded the motion. The motion passed without opposition. Without opposition, Stan & Bob were re-elected by acclamation.** Bob thanked the owners for standing behind them and believing in them. Stan thanked the owners as well and reaffirmed the importance of signing up for committees.

VIII. Unfinished Business - None

IX. New Business

- A. Pet Waste Stations – An owner suggested installing stations. The Board has just ordered one station to be used as a test.
- B. Elevator cleanliness – Rick Weed (6002 TT) asked that the elevators be cleaned.
- C. Freight elevator – Mr. Gollob (5002 TT) noted that the wood is a little slick and needs to be cleaned to remove the mold.
- D. Light at dumpster – Carol Davis (7204 TT) requested that a light be installed at the dumpster.
- E. Entry Doors to villas - Gerry Hawk (7202 TT) noted that some of the doors to the villas are in disrepair. Bryan does notify owners when their villas require maintenance.
- F. Insulation – Shirley Lucas thanked the association for taking care of that last year. Although she has noticed that it is happening again. Ron noted that regular inspections are scheduled for the community to make sure that the buildings are maintained.
- G. Storm Doors – Rick Weed asked about the appearance of storm doors. Bryan noted that there are standards that the Board established and if any owner wishes to install a storm door that the owner must contact Bryan for the specifics of what is allowed prior to installing.
- H. CAI – [www.caionline.org](http://www.caionline.org) the national association of Association Managers. IMC is in the process of training their employees and getting the company national accreditation.

- X. Adjournment – **Sharon Owen (84 OB) made a motion to adjourn the meeting at 12:03 p.m. Rick Weed seconded the motion. The motion passed without opposition.**