

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
JANUARY 15, 2009

The Annual Meeting was called to order at 7:00 p.m. Present: Debbie Beaty, Manny Borg, Karin Daley, Rick Simon and Tom Serridge

Approval of Minutes

Minutes of the January 2008 Annual meeting were not available. Approval of same was waived.

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$38,000. Tom reported that one high-dollar project was a repair to a water line at the cost of \$2500. It was moved by Alan Sinclair, seconded by Rick Simon and carried with a 6-0 vote to approve the report and file for audit.

New Business

Election of Officers:

President – Nominations were called for from the floor. It was moved by Tom Serridge, seconded by Rick Simon and carried with a unanimous vote to name Debbie Beaty to this position. Debbie will continue her service in this position.

Board Member – Nominations were called for from the floor. It was moved by Karl Bonsack, seconded by Bill Brennan and carried with a unanimous vote to name Rick Simon to this seat. Rick will continue his service in this seat.

Appreciation was expressed to Tom Serridge and Manny Borg their work on repairing the broken water line to the spa, saving the association money.

Assessment: Debbie Beaty explained the rationale behind the proposed assessment stating that we are looking at an increase in our water/sewer cost, Progress Energy bill, etc.; and, that the Board agreed that the capital improvements projects scheduled – resurfacing of the roads and needed repairs & improvements to the pool/spa area – should be covered by an assessment. It was moved by Karin Daley, seconded by Manny Borg and carried with a unanimous vote to put in place an assessment to property owners in the amount of \$200, to be broken down into two payments of \$100 each. Voter makeup: 17 proxy and 21 present.

Maintenance Fee: It was reported to the homeowners that they will not see an increase to the maintenance fees this year; but, caution was given as to the uncertainty what the state could do to the cost of Citizens Insurance.

Tom reported that a van has been parked on the north parking area for over five months, without being moved. Tom stated that several notices have been left and that the Board has given direction to have this vehicle towed, at the owners expense.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Karin Daley and carried with a 6-0 vote to adjourn the annual meeting – meeting adjourned at 7:18 p.m.

Respectfully submitted,
Karin Daley, Secretary – January 21, 2010