

**Annual Membership Meeting  
Williamsburg Plantation Homeowners Association  
Jacksonville Commons Senior Center (Chote Room)  
November 6, 2010 3:00 p.m.**

**The meeting was called to order at 3:20 p.m.** there was a quorum present with the following board members in attendance: Treasurer-Ray Evans, Secretary- Jewel Bregel, Director- Stacy Barnes. The following members in attendance Onagh Myers, Paul Hetman, Joan and Walter Cook, Harry and Teresa Gittings, Katherine Gray, Scott and Hiroko Clayton, Anne and Lew Hendricks, Patrick and Toncha Wilson, Sandra and Jeffrey Green, Rafael and Ana Cespedes, Harry and Carmen Pierce, Lawrence and Deb Zobeck, Dave Walters, Diane and Lawrence Kokocha, Bruno and Carol Perry. Jessica Mahlum with the management company Century 21 Advantage Gold Realty. There were 36 proxies.

**Introductions:** Ray Evans made a statement of why some board members were not present: DeVata Davis had a family emergency and was out of town, Kathy Buhr sold her home and moved to Florida, Jason Tooman went overseas, and Mike Santos submitted a letter of resignation due to being extended overseas. He also welcomed new homeowners present at the meeting.

**Approval of Minutes January 9<sup>th</sup>, February 20<sup>th</sup>, and July 24, 2010 meetings:** Bruno Perry motioned to approve the minutes, motion carried.

**Treasurer Report:** Checkbook Balance as of October 31, 2010: \$ 52,764.12  
Past Dues as of October 31, 2010: \$ 3,577.07  
528 total members

**Review of Budget/ Ratification of Budget for 2011 Calender Year:** After discussion and questions from the members Bruno Perry motioned to ratify the 2011 budget, motion carried.

**Questions and Concerns:**

**Questions were brought up about the payment for painting the pavilion:**

Ray Evans and Stacy Barnes stated that there were quite a few items included in this figure. The \$4888 dollars included painting the pavilion to include the underside, electrical work and lighting, adding a steel cage to the meter on the concession building to prevent vandalism, the electric meter outlets, and the phone box.

**Will the association dues be raised and why?**

Dave Walters and Lawrence Kokocha suggested that the board reduce the budgeted funds for community events. The 2010 board tabled the dues increase to allow the 2011 board to complete the reserve study before voting on a dues increase. The 2011 board will then notify the Homeowners when the study is completed.

**Questions were raised about trash clean-up and what were the duties of Anthony Pickett?**

It was explained that Anthony emptied the trash around the park and pavilion area. He also picked up the trash around the main parkway and common areas. He visits often to make sure trash is picked up.

**Why doesn't the board plant tree on Western Avenue to match Williamsburg Parkway?**

The HOA is not responsible for land we do not own. The Developer owns the land between Richmond and Gumbranch, it is up to him to replace the trees in this area.

**Will the 2011 annual assessment invoice be sent out in a different envelope from newsletters?**

Yes, the 2011 dues invoice will be sent separately and invoice will be clearly stated on the outside of the envelope.

**Has the left turn signal on Gumbranch Rd. been requested?**

Yes, the city of Jacksonville's traffic and engineering Department is working on the intersection. This information was in the annual meeting notification letter.

**Questions were raised concerning the current landscape contract.**

Clarifications regarding payments made to Jackson's Landscaping. The seasonal plantings and grounds maintenance are 2 separate bills with Jackson's. Every bill is averaged out to cover the yearly fee.

**Why is the newly planted grass in the new section not maintained?**

The HOA is only responsible for its common properties. Mr. Koenig the developer hires Jackson's landscaping to maintain his properties within the Williamsburg Plantation community.

**Why do we need computer repair?**

Computer repair is in the budget as a line item in case it is needed.

**Why do we have a phone bill?**

It was explained that it is needed for consistency with the phone system. The phone number is in the Yellow Pages, and is currently forwarded to the management company.

**Why not use Management Company's phone number?**

Since we have a phone book number, if future boards want to go with another Management Company the number will not change. Members voiced recommendations to cut off the extra phone charges from the budget.

**Why does the cost of the Website seem so high?**

We kept the contract with the same web designer due to other bids being higher. This was the best possible price that can be found currently.

**Why are the lights not working properly on the parkway?**

Members would like for the Board to look into the matter.

**Members would like future purposed budgets to have more descriptive details.**

**Why do we need the playground in the community?**

Ryan Myers and Dave Walters- gave the opinion that the park is needed since the park gets a lot of use.

**Election of Board:** It was announced that each person running must have dues paid, no current restrictive covenants violations, must be free to give time to the HOA, and attend all meetings.

Stacy Barnes, Ray Evans, and Jewel Bregel were on the ballot to run for the 2010-2011 Board of Directors. Each person was given a chance to introduce themselves and explain why they would like to be on the Board. The floor was opened to nominations.

New names submitted to the ballot were Paul Hetman, Homer Stephenson, and Bill Luse. Paul Hetman was given a chance to introduce himself and explain why he would like to serve on the Board. Homer Stephenson was not in attendance but had sent in a letter of introduction and an explanation of why he would like to be on the Board. Bill Luse was not in attendance, but had submitted his name in advance as an interested party to run for the Board.

The ballots were collected and the meeting was recessed.

The meeting was called back to order and the following was announced. The 2010-2011 Board of Directors are Stacy Barnes, Jewel Bregel, Ray Evans, Bill Luse, Paul Hetman, and Homer Stephenson. Jason Tooman will continue to serving his 2 year term.

**Meeting Adjourned at 5:00p.m.:** Ray Evans motioned to adjourn, motion carried.