

THE PRESERVE HOMEOWNER'S ASSOCIATION OF MILTON
Annual Members Meeting for October 10, 2023, 5:30pm
Bagdad Community Center

Agenda

1. Meeting Call to Order at: 5:30 PM
 - a. Go over rules of the meeting: Noted & summarized by David Dubinsky (President)
 - i. Members of the HOA will be allotted 3 minutes to speak, address issues, concerns or ask questions that are listed on the agenda.
 - ii. No time restriction for Board Members to respond. But don't get carried away.
 - iii. Speakers will be reminded to state their name and address, speak calmly, no yelling, no profanity or smearing of other individuals.
 - iv. Anyone who has an outburst, speaks out of turn and refuses to adhere to the rules will be politely asked to leave to include the BOD or ARC. If individuals refuse to leave, then other legal means will be taken to have those individuals escorted off the property.
2. Roll Call, Sign-In Sheet and introduction of BOD/ARC members
David Dubinsky reminded attendees to sign in on attendance sheet (see Exhibit 1) and place their name on separate list if they want to address the Board of Directors (BOD) (see Exhibit 2). Present at the meeting were David Dubinsky – President, Cynthia Perkins – Treasurer, Ron Kaelber – Secretary and Jennifer Carl - Director.
3. Proof of meeting announcements Emails were sent, ballots mailed out with meeting date/time, post placed on Facebook Community page, new website (preservehoamilton.com) and signs with agenda were placed at both entrances, 2 weeks prior to meeting.
4. Counting of votes for the Election of Directors and ARC and certifying of proxies:
Two proxies were received only one was used. Other homeowner handed in ballot at meeting. Three Homeowners from those attending volunteered to open envelopes and count the votes. There were a total of 30 ballots with the following breakdown.
BOD: Ron Kaelber -26, Nigel Carl – 23, and Anthony Tranker – 25
ARC: Ramon Garcia -30, Rebecca Peterson – 24, and Paul Douglass – 27
Next, the new Directors determined who would fill which position with the following results. Anthony Tranker – Vice President, Ron Kaelber – Secretary, and Nigel Carl Director-at-Large. Bill Ferguson's request to serve as Treasurer was accepted by the new Board as well as David Dubinsky's offer to stay on as President. Also, Toni Mascolo and Arlene Fletcher volunteered and was accepted to fill the other two positions on the ARC.
5. Old Business
 - o Update status of MSBU David Dubinsky (President) noted that Ron Kaelber (Secretary) had been working with a Florida Power & Light (FPL) employee who provided a copy of the street light plan to complete our neighborhood. Attendees were told they could view the plan after the meeting.
6. New Business
 - o Elected BOD Certification Form BOD members were provided the form and informed they are required to submit form within 90 days as per Florida State Statue 720.3033.

- Updating SUNBIZ documentation: Will need to be completed with the new board of directors list.
 - Section 35.5 Annual Assessment of dues increase of 10%, discussion and vote. Topic was discussed at last meeting. Unfortunately, operating costs have increased and are expected to keep going up. David Dubinsky opened it up to all the present homeowners to provide feedback to the board on how they would feel if the board voted on increasing the annual dues. Most attendees appeared to acknowledge inflation and agreed with the need to increase dues. One attendee asked why is more money needed when the costs of street lights is moving from the HOA account to individual property taxes. Bill Ferguson pointed out that the HOA has not been able to properly fund a contingency account which is required. Ron Kaelber mentioned that a lack of funding limits the ability of the Board to ensure community standards. Plus it was pointed out that a 10% increase in dues would only be \$11 more per year. Bill Ferguson moved to motion on voting to increase of the annual dues 10% from \$110 to \$121 for next year, 2024. Anthony Tranker provided the second and all Board members present voted yes.
 - Reminder that the 2024 dues shall be paid starting on January 2 and will be delinquent if not paid by the 15th of February as per the CCR's. (Read by David Dubinsky and dues will be \$121 for 2024)
 - Official HOA business needs to be communicated with the HOA Board through the preservehoamilton@gmail.com or mail to The Preserve HOA of Milton, PO Box 962, Milton, FL 32572 (Read by David Dubinsky and also stated that the email access password will need to be changed and the Preserve HOA Facebook admins will need to be setup)
7. ARC Old Business ARC members present were Paul Douglass, Ramon Garcia, Arlene Fletcher, Rebecca Peterson and Toni Mascolo
- None
8. ARC New Business
- Review ARC requests. Next ARC meeting 13 OCT, 3 PM at 8058 Red Maple
9. Current Financial Report to include financial transactions: \$16,344.81. Bill Ferguson is the new Treasurer and is replacing Cynthia Perkins. Bank account information needs to be updated.
10. Next Board / ARC Meeting Date / Location / Time: (TBD, before Thanksgiving)
11. Items that need to be added for the next BOD/ARC meeting:
- Clarification on eligibility to serve as Secretary.

Open to the Floor:

Rebecca Peterson (Joel Huff signed up to speak but had to leave) There is an area on Red Oak near Twin Cedar that needs to be cleaned up. It appears that builders are using the property as a dump.

Claudia Zaehringler wanted an update on CCR inputs. David Dubinsky mentioned that the Board hadn't had time recently to make any progress.

David Dubinsky read an email from a Homeowner concerning several apparent CCR violations including exterior maintenance (lawn care), raising poultry, freight container, and street parking.

Adjournment at: 6:28 PM (Ron Kaelber moved to adjourn, seconded by Bill Ferguson and all Board members present voted yes.)

Attachments:



Exhibit 1 - The
Preserve HOA of Mil



Exhibit 2 - The
Preserve HOA of Mil

THE PRESERVE HOMEOWNER'S ASSOCIATION OF MILTON

Attendance Sign-In Sheet

10 OCT 2023

NAME	STREET ADDRESS (CITY NOT NEEDED)
David Dubinsky	8132 Silver Maple Drive
Cynthia Perkins	8072 Silver Maple Dr
Vicki & Dennis Oseland	7967 Majestic Cypress Dr.
Ramon Garcia	8058 Red Maple Dr
MIKE & SARAH	7979 MAJESTIC CYPRESS DR.
JUNE & TONY TRANKER	8123 MAJESTIC CYPRESS DR.
Bill & Linda Ferguson	8124 MAJESTIC Cypress
JAMES Cody	8117 Majestic Cypress
Rebecca Peters	4921 Red Oak Dr.
Coleen Cassidy	5018 Red Oak Drive
Steven Bean	" "
Claudia & Stan Zauber	8109 Silver maple Dr
CARMEN Fisher	8069 Majestic Cypress Dr
Paul Douglass	4728 Red Oak Dr
Tom & Sally Heste	4805 Red Oak Dr.
Joel & Kim Huff	4704 Red. Oak. Dr.
Jenife Carl	7980 Majestic
Toni Nascolo	4722 Red Oak Dr.
Ron Kaelber	8102 Silver Maple Dr.
Arlene Fletcher (added by Secretary)	

Exhibit 1

