

PINEY ORCHARD COMMUNITY ASSOCIATION
Annual Meeting Minutes
April 9, 2013

The Annual meeting of the Piney Orchard Community Association (POCA) was held on Tuesday, April 9, 2013, at the Piney Orchard Community Center, 2400 Stream Valley Drive at 7:00 p.m.

Board Members present were Jeff Andrade, President; Lou Carloni, Vice President; Kelly Bowlus, Secretary; Michelle LeBlanc, Treasurer; Susan Swank, Jessica O’Kane and Bob Lowther.

BK Walbrunn, Vicki Eaton, Mahogani Gordon and Mark Wilson from Community Management Corporation (CMC) represented management.

Establish Proof of Quorum and Mailing Notice

Quorum was established: 190 Class A Members and 725 Class B Members were represented either in person or by proxy.

Proof of Notice of Meeting – The Association directed CMC to mail two notices to our members. The first Notice of Annual Meeting and Call for Candidates was mailed February 5, 2013 and the Final Notice of Annual Meeting was mailed on March 13, 2013.

Approval of Minutes

The 2012 annual meeting minutes were distributed to those members present at the meeting. **Approved as distributed.**

Appointment of Inspectors of Ballots

President Andrade called for volunteers to inspect the ballots and no-one volunteered. Therefore, the counters were the only inspectors.

2013 Election

Mr. Andrade asked for nominations from the floor. Steve Randol, nominated himself and was added to the ballot. The candidates gave presentations to the attendees and the attendees submitted their vote(s) for counting. Annual Meetings Services, a private counting service, was on site to count the votes and provide election results.

Reports of Officers:

President’s Report: Mr. Andrade provided his report which included an overview of the last year. Key points were:

- Stewardship of Our Amenities
- Maintaining a Solid Financial Foundation and Ensuring “Best Value”
- Continuing to Improve Association Governance
- Fostering a Strong Sense of Community

Mr. Andrade updated the community on the completion of the repairs to the Community Center (HVAC and roof replacement); stated that the pond waterfall, lights and fountain have been restored; all major

contracts have been re-competed and training had been provided to board members. He further stated that we are striving for a greater sense of community.

Treasurer's Report: Ms. LeBlanc reported the following balances as of December 31, 2012:

Operating	\$ 258,577.28
Rainy Day Contingency Fund	\$ 322,286.90
Replacement Reserves	\$ 1,679,267.00
Lotuswood Reserves	\$ 13,206.20
Total Assessments Receivable	\$ 79,614.87
Net Allowance for bad debt	\$ 210,491.70

Ms. LeBlanc gave an overview of the accounts and stated that a reserve study will be done in the summer of 2013.

Committee Reports:

Activities Committee Ms. Swank provided an overview of the events that occurred in 2012. She further stated that the 4th Annual Street Festival is scheduled for May, 11, 2013, and they will be over 100 vendors. In addition to the festival, the yard sale and several movies nights at the Island Pool are currently scheduled.

Recreational Facilities Committee: Mr. Carloni gave an overview of the history of the committee and his committee is always welcoming new volunteers.

Safety Committee: Aaron Klebanoff provided a brief overview of the committee stating that they are tasked with issues involving traffic calming and safety issues.

Questions/Concerns:

Ms. Michelle LeBlanc asked about speed camera/sensor on Piney Orchard Parkway. Mr. Steve Randol asked what the process to have our documents updated to reflect any legislation changes. Ms. Jennifer St. Clair asked about the potential cell tower proposed on the Piney Orchard Elementary School property.

Old Business: None

New Business:

Nominating Committee – Mr. Carloni moved that in accordance with Article V, Section 1 of the Association's by-laws, Jessica O'Kane be appointed to serve as Chair of the Nominating Committee for the new Board year from tomorrow (April 10, 2013) through the Annual Meeting of POCA in 2014 and that the following residents be approved as committee members: Michelle LeBlanc, Suzanne Boisseau, Annemarie Gibboney and all the members that were appointed to the 2012 nominating committee, i.e. Barbara Strickler, Sherry Parker, Ellen MacMillan, Ted Ploskon and Becky Blight. **Approved by Voice Vote.**

Election Results

The following people were elected to a three year term:

Lou Carloni, Bob Lowther and Annemarie Gibboney

ADJOURNMENT

There being no further business, and no objections to adjourning, the meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Kelly A. Bowlus, Secretary