

PINEY ORCHARD COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING MINUTES
Tuesday, April 20, 2010

The Annual Meeting of the Piney Orchard Community Association, Inc., was called to order at 7:06pm by Jennifer Wiech, President.

BOD Attendees: Jennifer Wiech, Terrie Green, Peg Waters, Jeff Andrade, Lou Carloni, Aaron Klebanoff, Debbie Roebuck, Kelly Bowlus and Michelle LeBlanc.

Property Management People (PMP) Attendees: Valerie Robinette, Ed Thomas, Carol King, Mahogani Gordon, and Charlene Stratton.

Roll Call and Establish Proof of Quorum

Quorum was established: 306 Class A members and 725 Class B members

Proof of Notice of Meeting – The association directed PMP, our property management agent, to mail two notices to homeowners. Those letters were mailed on February 19, 2010 and March 10, 2010 to all members of record.

Approval of Minutes

Annual meeting were distributed to those residents present at the meeting. A motion was made by Lou Carloni and seconded by Terrie Green to approve the minutes as written. Vote – unanimous for approval.

President's Report

- Presidential Perspective in the Newsletter;
- Two HOA Presidents meetings last year;
- Access card system has been running smoothly and worked at all locations including the Island and Rotary pools;
- Worked with PMP staff to modify Office Policies and Procedures to ensure accurate information is provided to residents; and
- Participated in the community leaders roundtable discussions.

Treasurer's Report

Operating Fund Balance -	\$ 916,422
Reserve Fund Balance -	\$ 1,462,417
Current Replacement Cost of All Common Property -	\$ 7,598,864

2010 Elections

- Six (6) volunteers were selected for counting the votes.

- The BOD president asked for nominations from the floor. There were no nominations from the floor.
- Motion was made by Lou Carloni and seconded by Debbie Roebuck to close the nominations. Vote – unanimous.
- Candidates gave presentations to attendees.

Committee Reports

Each committee gave a brief report on their accomplishments.

Activities

Crab Feast and the movie nights at the pool are huge successes. The POCA yard sales continue to be a great event.

New event – Bands by the Pond. We will continue this in 2010.

Architectural Review Board

- Reviewed 49 applications, approved 47
- Conducted continuing inspections of single family homes for architectural compliance.
 - Issuance of letters for non-compliance
 - We ask for cooperation from residents. Current records, while improved, are not yet completely accurate
 - If requested, please submit the request with an explanation that it was previously approved or existed when you bought
 - Include the paperwork if you have it
- Board approved enforcement mechanism
 - Right to a hearing before the Board
 - Penalties to include:
 - Suspension of right to use of recreational facilities for a period not to exceed 60 days;
 - Fines: not to exceed fifty dollars (\$50) for a single offense; or ten dollars (\$10) per day for any offense of a continuing nature, not to exceed nine hundred dollars (\$900).

Buildings and Grounds

- Turned small conference room into Library;
- Started recycling program and have weekly recycling pick up at the Community Center; and
- Replaced the windows and wood trim at the indoor pool.

Communications

- New POCA Website launched – www.pineyorchard.com;
- Weekly e-mails are sent to all registered users of the website to keep them informed of the happenings at the Community Center; and
- The advertising policy was updated.

Fitness Center Committee

2009 Fitness Center upgrades included:

- - Purchase of new circuit machines

(Hip Abductor, Peck Fly, Leg curl) these replaced old machines that were worn out and were becoming unsafe

- Purchase of new wall-mounted oscillating fans
- At this point, we are maintaining the current equipment

Running/Walk Club

- History
 - Formed November 2009.
 - Immediate interest with multiple levels of skill from walkers to advanced runners.
- Management structure
 - Chairperson: Ken Yoshida.
 - All other positions are filled per activity with volunteers.
 - Membership: +70 residents.
 - Have established a Yahoo Group:
<http://health.groups.yahoo.com/group/porunningclub/>
- Social Runs
 - Started with one social run: Saturday @ 8am from the Community Center now expanded to Wednesday evening and Thursday morning runs.
 - Participation was low in the Winter. Starting to pick up as weather warms.
- Upcoming events
 - Internal 5K for running club members: TBD
 - Beginner class: TBD
 - Other training: TBD

Tot Lots

- First Safety Audit Completed in Spring
 - Minor issues repaired (loose bolts, rusting hinges)
 - More serious issues led to the removal of 2 pieces
 - Toddler structure at the Community Center
 - Dinosaur “climbers” at Rotary
- Tot Lot Committee, in conjunction with POCA, polled residents and petitioned board for money to replace Toddler Structure.
- Second Safety Audit Completed in late Fall
 - Only Minor issues found, all repaired; and
 - Recommended Signage for all playgrounds, added in December
- **2010 Budget Goals**
 - Complete a Spring and Fall Safety Audit
 - Make all necessary repairs to maintain safety of playgrounds
 - Examine shade structure possibilities for Community Center playground
 - Add new climbing structure in the empty Rotary lot

Fitness Classes

- Began in September 2007 with 1 class and is now well-established with repeat students
- Year round program:
 - Water aerobics
 - Cardio/toning circuit
 - Beginners Yoga
 - Yoga
- Summer program:
 - Children's tennis
- On demand (ending this month):
 - Women's self-defense
- Classes this year have provided over 300 students group fitness opportunities in their own backyard
- There is a continued demand for more classes
 - Please pass along any suggestions for classes, fitness instructors,
 - or other changes to the program to the Fitness Committee

Landscaping

- The Landscape Committee replaced 75 plus trees along the roadways in Piney Orchard.
- Redesigned most of the monuments in Piney Orchard.
- Our goal is to ensure that the turf, trees and plants in the community are attractive and enhance Piney Orchard's visual appeal, while seeking ways to contain the landscaping cost.

Pool

- Indoor Pool Hours changed because of low usage during different times of the day and to help save costs;
- The Rotary Pool was white washed before the season started;
- Visitor passes now have no expiration date;
- Pool Rules and Regulations have been updated to include the Policy for Children and Access Card forms have been updated and a new wrist band policy is now in place;
- A new lap lane line was installed at the Community Center Pool;
- Recycling is now available at all outdoor pools;
- The lights at the Community Center and Island Pools have been repaired; and
- New Rule effective July 1, 2009, regarding plastic pants over diapers drastically cut back on the pool closures due to contamination.

Old Business – No old business

New Business No new business

Election Results

The following people were elected to a three year term:

Lou Carloni

Edmund Barrett; and

Julian Brown.

Annual meeting was adjourned at 8:22 pm.

Peg Waters
POCA Secretary

Approved: April 12, 2011