

PINEY ORCHARD COMMUNITY ASSOCIATION, INC.  
ANNUAL MEETING MINUTES  
Monday, April 14, 2008

The Annual Meeting of the Piney Orchard Community Association, Inc., was called to order at 7:05pm by Doreen Strothman, President.

BOD Attendees: Doreen Strothman, Terrie Green, Lou Carloni, Peter Hanan, Jim Mockus, Aaron Klebanoff, Debbie Roebuck

BOD Absentees: Jennifer Wiech, Matt Finley

Property Management People (PMP) Attendees: Ed Thomas, Jill Agee, Sandy Lawless, Stewart Smith, Gail Myers

Roll Call and Establish Proof of Quorum

Quorum was established: 330 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 29, 2008 and March 26, 2008.

Approval of Minutes

The minutes from the 2007 Annual meeting were distributed to those residents present at the meeting. A motion was made by Lou Carloni and seconded by Debbie Roebuck to approve the minutes as written. Vote – unanimous for approval

President's Report

- Thanks were given to all residents who took time out to attend the annual meeting.
- Tonight's meeting we will conduct elections for three BOD members to serve 3 year terms.
- We believe we have accomplished a lot in the community this past year within a goal to stay within our budget.
- Throughout the community the fencing has been replaced with vinyl to reduce maintenance costs.
- Community Center exterior was upgraded using azek board to reduce the cost of upkeep
- Committees have been doing a great job. They have presented well organized proposals to the BOD for review and consideration.
- Thanks to fellow BOD members for their efforts and dedication to the community.
- Thanks goes out to PMP for their experience and staff in the day to day running of the community.
- Volunteers are still needed from the community to help keep the committees going. Current volunteers are starting to get burned out.

## Treasurer's Report

Total Assests	\$1,245,082.00
Total Liabilities	\$85,840.00
Total Equity	\$1,159,242.00

## 2008 Elections

- Five volunteers were selected for counting the votes.
- The BOD president asked for nominations from the floor. There were no nominations from the floor. A motion was made from the floor and seconded by Peter Hanan to accept the ten nominations on the ballot. Vote – Unanimous

## Committee Reports

Each committee gave a brief report on their accomplishments.

Activities – Book club started, and some events have been cancelled due to lack of volunteers, upcoming events might be Bands by the pond, singles events

Communications – Regular scheduled newsletters have been published and mailed to residents. Newsletter have been published and distributed on a bi-monthly cycle.

Architectural Review Board – The guidelines have been revised to bring them up to current standards. These guidelines apply to the Single family homes and Lotuswood. Inspection process has been establish with assistance of PMP. Violations are being documented and followed up on. Additional work is being done to bring old records update. An appeal process has been implemented (fines and suspensions).

Fitness Committee – Fitness room has been upgraded with improved A/C, equipment, access, rules and regulations, fitness classes (six classes have been added) -- outdoor classes, kids classes, tennis lessons might be in the future. Tot Lots – improvements have been made to eliminate safety hazards.

Nature Preserve - Website has been updated and linked to the POCA webpage. The signs through the preserve have been upgraded. Benches, pet waste stations and bike rack have been added. Erosion control efforts have been installed. A field trip of the preserve is scheduled.

Safety – The main focus of this committee is the towards the long term safety needs of the community. The committee implemented additional surveillance cameras around the community center to help with vandalism. Community watch program efforts are trying to be established. A Piney Orchard safety yahoo group has been started. Traffic light is coming at Strawberry Lake Way and PO Pkwy.

Old Business – No old business

New Business

End of year assessment – is this part of the reserves? How are we building the reserves? POCA is still trying to build the reserves but because of large capital expenses it is not being built at a fast rate. Once replacement of capital expenses goes down our reserves will increase at a better rate.

What is the build-out of Piney Orchard? There are 6 buildings in the Gathering at Forest Glen and 48 units by the Marketplace to be built.

Why can't we go to a fixed fee for assessment? It would take an amendment to the bylaws and that would be hard to obtain.

Reporting a problem? Contact the management company PMP by visiting the community center, make a call to 410-ORCHARD, visit the webpage for contact information.

Roundabout at the Island light pole being down has been reported several times to PMP and no replies have been received. Homeowner would like better communication from PMP when reporting an issue in the community.

Homeowners expressed concerns about the letters being sent to single family homeowners in violation of architectural guidelines. The felt the letter was harsh and should contain additional information. And that they should not have to defend an improvement that was there when they purchased the house.

Are trees in the common area being maintained? Yes, they are maintained. If you feel that a tree is a safety issue please contact PMP immediately.

Does GORC have any responsibility to POCA? No

Sidewalks on Strawberry Lake Way who is responsible for repairs? County

Fencing Black Cherry and Piney Orchard Parkway – the old fence posts have not been removed and are creating a safety issue. Who is doing the inspection? PMP has inspected the work but it looks like additional inspection will be needed.

Why a traffic light vs a roundabout at Strawberry Lake Way/Piney Orchard Parkway? Because the light could be installed now and the cost will be less than a roundabout.

There being no more additional new business a motion was made by the floor and seconded by the BOD to close new business. Vote – Unanimous

## Election Results

The following people were elected to a three year term:

Jeff Andrade  
Erica Kough  
Peg Waters

Annual meeting was adjourned at 8:45pm.

Terrie Green  
POCA Secretary