

PINEY ORCHARD COMMUNITY ASSOCIATION, INC
ANNUAL MEETING
Monday, April 09, 2007

The Annual Meeting of Piney Orchard Community Association, Inc. was called to order at 7:08pm by Doreen Strothman, President

BOD members present were Doreen Strothman, Matt Finley, Terrie Green, Jim Mockus, Aaron Klebanoff, Jaime Beniot, Jennifer Wiech, Debbie Roebuck, and Peter Hanan.

Property Management personnel present were Gene Campbell, Jill Agee, Gail Myers, Sandy Lawless, and Stewart Smith.

Roll Call and Establish Proof of Quorum

Quorum was established: 328 Class A and 725 Class B

Proof of notice of meeting – The association directed PMP, our property management agent, to mail two notices to our homeowners. Those letters were mailed on March 5, 2007 and March 20, 2007.

Approval of Minutes

The minutes from the 2006 Annual meeting were distributed to those present at the meeting. A motion was made by Matt Finley and seconded by Peter Hanan to approve the minutes as written. Vote – Unanimous for approval.

President's Report

- Thanked everyone for attending the Annual meeting and that we would be electing three new BOD members.
- Special thanks were given to Jim Mockus for his efforts as POCA Treasurer. Through Jim's hard work we were able to establish bi-annual payment of the POCA assessment and the assessment rate was reduced.
- Based off a recommendation from PMP the BOD decided to hire a full time on-site maintenance person. This has resulted in a cost savings and has allowed for repairs to be made in a timely manner.
- All of the established Committees have been working very hard to support the community and the BOD.
- Thanked the BOD and directors, PMP personnel and Tracy Morgan (AA Police) for their efforts this past year.

Treasurer's Report

- \$900K in operating
- \$92K in prepaid assessments.
- \$750K in reserves.
- Established bi-annual payment.
- Able to lower the assessment rate for 2007

2007 Elections

- Five volunteers were selected for counting the votes.
- The BOD President asked for nominations from the floor. There were no nominations. A motion was made from the floor and seconded by Jamie Beniot to accept the three nominations of the ballot. No election was necessary. Vote - Unanimous

Development Report

- Cedar Ridge community completed
- Gathering at Forest Glen (Active Adults) and five town homes on Strawberry Lake Way. Are now under development. This will be the final build out in Piney Orchard.
- To clarify a question from the floor on 48 additional Condos being built at the Village Center. Continental Realty owns the entire Village Center. They along with Koren Development are planning to build active adult condos.

Committee Reports

Each committee gave a brief report on there accomplishments. (Activities, Communications, Architectural, Fitness, Nature Preserve, Safety, Swim Team). It was announced that sign up sheets were available for those interested in joining a committee. Thanks you were given to all those that have volunteered.

Safety – New surveillance system and speed humps

Landscaping – Working with Landscape Architect on sustainability Landscaping Plan

Nature Preserve – new signs and maps on the pathways, Field Trips, Bird Boxes

Fitness – new carpet, equipment and maintenance schedule

ARB – Guidelines are being revised to bring them up-to-date

Activities – all events have been successful

Swim Team – great first season and look forward to second season

Old Business

- Homeowner wanted to know what action had been take on the tot lots. Residents were informed that a subcommittee was formed and they were looking into improvements.

New Business

- Homeowner wanted to know about speed bump on Strawberry Lake Way from GORC Park to Waugh Chapel. It was indicated that the county is not in favor of a lot of speed bumps on one stretch of road. The resident was welcome to contact the county.
- Homeowner expressed concerns about the break in at the Courts and other communities, and that they don't see the "paid" police patrolling the Courts. Tracy Morgan (AA Police) indicated that the patrolling of the community is done with marked and unmarked cars, and at various times. It was indicated that all suspicious activities should be reported to the police.
- Homeowner wanted to know who to report the broken sidewalks through out the community to. The BOD would review.
- Homeowner wanted to know when the ARB Guideline would be available. It is anticipated that they will be ready in mid to late May 2007.
- Homeowner wanted to know if the five town homes being built would be included in the POCA Association. Yes, these town homes would fall under POCA.
- Homeowner pointed out that the sidewalks around the school were not cleared of ice/snow. It was indicated this is a school issue and maybe the surrounding associations.
- Homeowner from Cedar Ridge indicated that the property line between Cedar Ridge and POCA needs to be properly identified. BOD member Peter Hanan indicated he would work with Cedar Ridge. It was indicated that a letter would forward explaining POCA's involvement.
- Homeowner was concerned about the posting of commercial signs on Piney Orchard Parkway. The BOD indicated they would look into the issue.

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

Election results

The following people were elected to a three year term:

Lou Carloni
Terrie Green
Aaron Klebanoff

Annual meeting was adjourned 8:30pm.

Terrie Green

POCA Secretary