

APPROVED

PINEY ORCHARD COMMUNITY ASSOCIATION, INC ANNUAL MEETING Monday, April 10, 2006

The Annual Meeting of Piney Orchard Community Association, Inc was called to order at 7:20pm by Doreen Strothman, President

BOD member present were Doreen Strothman, Matt Finley, Terrie Green, Jim Mockus, Chuck Gast, Jaime Beniot, Jennifer Wiech, and Peter Hanan. Also present was the association attorney Susan Rapaport.

Property Management personnel present were Ed Thomas, Jill Agee, Crystal Garcia, and Gail Myers.

Guest Speaker: Tracy Morgan (Anne Arundel County Police Department)

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 February 27, 2006 and March 27, 2006.

Approval of Minutes

The minutes from the 2005 Annual meeting were distributed. A motion was made by Chuck Gast and seconded by Jamie Beniot to approve the minutes as written. Vote – one homeowner opposed approval.

Homeowner (Ron Grossman) expressed concerned that last year's election was not properly handled and the nominees were placed on the ballot illegally, and requested the resignation of the association's attorney.

Presidents Report

- Thanked everyone for attending the Annual meeting and that we would be electing three new BOD members.
- With the turnover of the community to the homeowners it was necessary to hire a property management company and the BOD took the effort serious. We interviewed five companies with the contract being awarded to Property Management People. With the guidance of PMP the community is moving forward.
- The BOD addressed resident concerns of controlling cost by reviewing major contract and in some case selecting new contracts which resulted in an estimate cost saving of \$32K.

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- New committees have been established which will work with the BOD on resolving issues.
- Modifications are forth coming to the community center to allow for more meeting space.
- In order to better communicate with the community an improved website is being launched.
- Thanked the BOD and directors for their efforts this past year.

Treasurers Report

- Indicated a Balance sheet was generated to synopsise the community expenses.
- Collection of POCA dues is now being collected up front so that we can better plan.
- Working towards bi-annual payment of dues.
- Reserves have been established.

2006 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 by Chuck Gast and seconded by Jamie Beniot to close the voting. Vote 9-0
- Each nominee was give three minutes to speak.

Developer Update (Constellation)

- When finished Piney Orchard will contain approximately 4,650 residential units. Less than 500 units to be transferred from builders to residents.
- In terms of development, we are closing out Cedar Ridge – Phase I and are currently engineering Cedar Ridge – Phase 2. Construction on this site should begin in the 3rd quarter of 2006. With regard to Parcel 34 (5 townhouses lots), we are again in the engineering process and constructions is anticipated to commence in the 2nd quarter of 2007.
- Continental Realty now owns the entire Village Center. They have successfully leased the space in the second phase. They did request that the board consider supporting a change in the plan for the remaining area. That change would be to build active adult condos rather than retail. The board was reluctant and suggested without agreeing that a combination of retain and residential may be a better alternative. Continental is adjusting their proposal to include an additional 8,000sf of retail & 3 -16 unit residential buildings.

Committee Reports

Each committee gave a brief report on there accomplishments. (Activities, Architectural, Fitness, Nature Preserve, Safety, Swim Team). It was announced that sign up sheet were available for those interested in joining a committee.

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AA Police

Tracy Morgan gave a brief report on how the AA Police support the community.

Unfinished Business

- An explanation of last year's election was given by the POCA President.

New Business

- Homeowner wanted to know about posting of minutes. It was indicated that the new website would contain meeting minutes.
- Homeowners expressed concerns about the speed of traffic on a number of community streets. It was indicated that the Safety committee was working the county traffic engineer to address some of these issues.
- Homeowner wanted to know if improvements could be made to the play area in the Rotary. The BOD would review.
- Homeowner wanted to know why it took so long to replace signage letter. PMP relied that the letters have been ordered.
- Homeowner wanted to know if the community had a disaster readiness plan. No, but thought it might be something for the safety committee to look into.
- Homeowner wanted to know about trash pick u p in Summit Chase. It was indicated this is a county issue.
- Homeowner wanted to know to know about awnings at Brookwood. It was indicated that a letter would forward explaining POCA's involvement.
- Homeowner wanted to know to if broken glass could be pick up on sidewalks. It was indicated that Mainscapes would be contacted.

There being no more additional new business a motion was made by Chuck Gast and seconded by Jamie Beniot to close new business. Vote 9-0

Election results

The following people were elected to a three year term:

Jennifer Wiech
Doreen Strothman
Debbie Roebuck

Annual meeting was adjourned 8:48pm.

Terrie Green
POCA Secretary