

VILLAGES OF PIEDMONT HOMEOWNERS' ASSOCIATION

Wednesday, July 1, 2020 at 7:00 P.M.
Villages of Piedmont Clubhouse

ANNUAL MEETING MINUTES

CALL TO ORDER By: Pete LaGuardia, Board President, at 7:05 p.m.

PROOF OF QUORUM made by Ed Thomas, CEO of P.M.P. Ed explained the quorum requirements of 10% of each class of Lot owners. Mr. Thomas stated there are 413 total Lots in the HOA and there were 7 homeowners in physical attendance and 39 proxies received. The quorum requirement of 42 Lots was officially met and satisfied with 46 Lots represented.

Ben Sanders made a motion to accept the minutes of the 2019 annual meeting and be approved as submitted. Matt Speidel seconded the motion, which passed unanimously.

Ed Thomas presented a financial overview of the community and mentioned that the Reserves were still in a healthy place. Also, Reserve Study's are required to be done every 5 years and the HOA was due to have one next year.

Board member Ben Sanders and former grounds committee chair reviewed the grounds projects and improvements that had taken place over the past year.

Ed Thomas explained the voting procedures, that each Lot, unit or house would have one vote per Lot. There were three open board positions and three nominees. There were no self-nominations from the floor.

Ed Thomas requested that the three nominees give a brief description of themselves for the benefit of the audience. All nominees gave a brief overview of their experience and why they would be a great asset to the Board and community.

Old Business – None

New Business - None

Ed Thomas announced the election results and that all three nominees were elected to the Board. Tony Morelli and Ben Sanders were elected to a three (3) year term. Matt Speidel was elected for a two-year term. Mr. Thomas thanked all candidates for running.

A motion to adjourn the meeting was made by Ben Sanders at 7:46 p.m. Motion was seconded by Janelle Hitt and passed without opposition.

Minutes taken and respectfully submitted by Gloria Tebyanian, Property Management People.

