

VILLAGES OF PIEDMONT HOMEOWNERS' ASSOCIATION

Monday, April 8, 2019

7:00 P.M.

Villages of Piedmont Clubhouse

ANNUAL MEETING MINUTES

CALL TO ORDER By: Joe Abarno, Board Vice President, at 7:13 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 4 homeowners in physical attendance and 42 proxies received. The quorum requirement of 42 Lots was officially met and satisfied with 46 Lots represented.

Matt Speidel made a motion to accept the minutes of the 2018 annual meeting and be approved as submitted. Ritesh Agrawal seconded the motion, which passed unanimously.

Joe Abarno, Board Vice President spoke of the many improvements that have been made to the community in the past year. Also, the upcoming landscape enhancements which will be planted in May to bring more color to the common areas.

Treasurer Matt Adler presented a financial overview of the community and stated the association was over budget in 2018 due to bad weather and many downed trees. Also, he mentioned that the Reserves were still in a healthy place.

Committee Chairperson of the Finance Committee & Grounds Committee gave a brief overview of their committee responsibilities. Also, past and future social events were discussed.

Ed Thomas explained the voting procedures, that each Lot, unit or house would have one vote per Lot. No candidates submitted a self-nomination per the call for nominations process.

Joe Abarno opened the floor for nominations. There were two floor nominations. They are Gary Lange and Ritesh Agrawal. Joe Abarno requested that each nominee 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. Ed Thomas and the Election Committee proceeded to the back of the room to count ballots. The Election Committee members were Michael Saylor, Gretchen Saylor, and Matt Speidel.

Old Business - None

New Business - None

Ed Thomas announced the election results. Gary Lange was elected to a three (3) year term and introduced as a new member of the Homeowner Association Board of Directors. Mr. Thomas thanked all candidates for running.

A motion to adjourn the meeting was made by Ritesh Agrawal at 7:42 p.m. Motion was seconded by Matt Speidel and passed without opposition.

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