

VILLAGES OF PIEDMONT HOMEOWNERS' ASSOCIATION

Monday, April 2, 2018

7:00 P.M.

Villages of Piedmont Clubhouse

ANNUAL MEETING MINUTES

CALL TO ORDER By: Eric Ivancic, Board President, at 7:06 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 12 homeowners in physical attendance and 56 proxies received. The quorum requirement of 42 Lots was officially met and satisfied with 68 Lots represented.

Eric Ivancic made a motion to accept the minutes of the 2017 annual meeting and be approved as submitted with two name corrections. Allen Wagner seconded the motion, which passed unanimously.

Eric Ivancic, Board President thanked the Board and Committee Members for their service to the community. Mr. Ivancic reviewed the board accomplishments of the past year, the strong relationship with Villages of Piedmont II and that Villages of Piedmont doesn't have any serious issues or problems. He thanked Ed Thomas and Gloria Tebyanian for their advice and counsel to the board. Mr. Ivancic mentioned the Board reviewed all contracts in the past 18 months. Bids were received from property management companies, Property Management People had the most competitive bid and was re-selected. He reminded owners if they weren't registered on the website, they wouldn't be receiving important emails.

Treasurer Matt Adler presented a financial overview of the community and stated the association once again had a perfectly clean audit. Hand-outs for the annual meeting included an unaudited copy of the balance sheet dated March 31, 2018. There were no questions.

Committee Chairpersons of the Finance Committee, Grounds Committee, Social Committee, and Covenants Committee gave a brief overview of their committee responsibilities.

Ed Thomas explained the voting procedures, that each Lot, unit or house would have one vote per Lot. Four candidates submitted their self-nominations per the call for nominations process. They are Pete LaGuardia, Gary Lange, Robert Scharrer and Matthew Speidel.

Eric Ivancic opened the floor for nominations. There were no floor nominations. Mr. Ivancic 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 Allen Wagner, Angel Feliciano & Jaime Roberts.

Old Business - None

New Business - None

Eric Ivancic announced the election results. Pete LaGuardia and Robert Scharrer were elected to three (3) years terms and introduced as new members of the Homeowner Association Board of Directors. Mr. Thomas thanked all candidates for running and stated the election results were very close.

A motion to adjourn the meeting was made by Eric Ivancic at 7:55 p.m. Motion was seconded by Pete LaGuardia and passed without opposition.

At 8:01 p.m. there was an organizational meeting with the new Board members to elect Officers. Ed Thomas discussed what the roles of each officer entails. Two board members were nominated for President, Pete LaGuardia and Allen Wagner. Following a secret ballot the Board selected:

Pete LaGuardia, President,
Allen Wagner, Vice President,
Matt Adler as Treasurer, and
Joe Abarno as Secretary.

The Board unanimously agreed to be hold meeting the 4th Monday evening of each month excluding August and December.

On a Motion by Robert Scharrer, which was seconded by Joe Abarno, the meeting was adjourned at 8:06 p.m.

Minutes taken and respectfully submitted by Ed Thomas, Property Management People,