

Village Square Homeowners Association

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Annual Meeting

March 31, 2015

6:00 PM

644 Capital Circle NE, Tallahassee, FL 32301

The meeting was called to order at 6:03 PM.

With those in attendance and those by proxy a quorum was established.

Those in attendance by proxy, by phone, or in person were Bob Wool, Gary Kekelis, Cassandra Coleman, Rhonda Smith, Lynette Halter, Tony Rutkowski (multiple units), Jim Halter, Marshall Cassidy, and Jan Rutkowski (multiple units).

Those from management in attendance were Kayla McKee.

Proof of notice for the meeting was shown.

Financials: The 2014 year end financials were reviewed. Management explained the Association ended the year with \$23,796.85 in the operating account and \$22,269.08 in the reserve fund. Questions were asked relative to the aging report. Management explained that any account that is past due and has been through the warning process is sent to an Attorney's office for collections. A question was asked if liens were filled on all the units at the Attorney's office. Management will confirm with the Attorney. A motion was made to have the Attorney file liens on all properties six months in the arrears. The motion was seconded and passed unanimously. Marshall Cassidy explained that multiple items had been accomplished in the past 12 months such as hiring a new lawn care company, replacing the landscape timbers, and installing a new fence at the first street and other places around the property.

Election of Directors: Bob Wool and Cassandra Coleman sent in intent to run forms. Tony Rutkowski and Marshall Cassidy expressed wanting to continue to serve on the board. Lynette Halter stated that she would like to run for the board of directors as well. A motion was made by Marshall Cassidy to elect the following individuals to serve on the Board of Directors: Bob Wool, Cassandra Coleman, Tony Rutkowski, Rod Love, Lynette Halter, and Marshall Cassidy. The motion was seconded and passed unanimously.

Paving of roads: The membership discussed the paving of the roads. Marshall Cassidy stated he had received a verbal quote from North Florida Asphalt to repave the first two streets and patch up the bottom two streets as they are in the best condition. Tony Rutkowski asked questions relative to drainage on the property. He doesn't believe the current sewer system is equipped to handle the amount of water runoff. He would like to look into contacting a civil engineer. Marshall Cassidy stated that North Florida Asphalt are able to address drainage concerns as well. A motion was made to move

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forward with receiving quotes to have the first two streets paved and the bottom to streets patched in any needed areas. The motion was seconded and passed unanimously. The membership would like an all encompassing bid that lists the areas in priority order. Individual owners will also be able to directly contract with the vendor to have their driveways redone.

Tennis Court: General discussion took place regarding what to do with the tennis court. The membership stated the tennis court makes the Association look bad and it is never used. It is also creating a water drainage issue at the pool area washing sand onto the pool deck. It was suggested to look into replacing the tennis court with additional parking. It was also suggested to look into turning the area in a park and grilling area. A motion was made to gather cost on both of these items to be presented to the Board of Directors. The motion was seconded and passed unanimously.

After general discussion regarding constant plumbing problems on the property, Management was asked to contact White's Plumbing to get an estimate on sewage problem.

With no further business to discuss the meeting was adjourned at 7:04 pm.