



## **HOMES AT SWAN POND CONDOMINIUM**

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### **Minutes of the Annual Meeting November 14, 2012**

- I. **WELCOMING REMARKS AND CHAIRMAN'S REPORT:** Secretary, Mike Kravitsky, welcomed homeowners to the annual meeting and introduced the members of the Board of Trustees, and our representative on the Homes/Village/Highlands West Amenities Committee, Tom Heavey. Mike noted that one of the Trustees was running for re-election, and also that the Chairman was retiring and his position needed to be filled, as he has moved from The Homes at Swan Pond. In the Chairman's Report, Mike reviewed the activities of the Trustees during 2012, including maintenance, insurance and collection issues.
- II. **COMMITTEE REPORTS:**
- a. Amenities – Tom Heavey discussed the work done and the expenditures made on the Clubhouse, Pools, Cabana and Tennis courts in 2012.
  - b. Budget – Treasurer, Chris Village, explained the Budget for 2013. Homeowners were supplied with copies of the 2012 Budget and Financial Report and the proposed 2013 Budget, which were also mailed to all Homeowners to review before the meeting. The condo fees are being increased, as additional FEMA flood plain insurance is needed. The Trustees regret having to take action on raising the condo fees, but is needed. Outstanding (owed but unpaid) condo fees were at a high earlier this year but are now under control due to legal action. Interest and penalties were paid to the condo association as well.
  - c. Insurance – Joe Quinn reported that we had been able to renew the Master Policy with a very small increase in premium cost, and with a three-year "rate lock". Chris Village reviewed the FEMA flood plain insurance situation, (an update report was mailed to all homeowners before the meeting) and answered many questions from the floor.
- III. **INTRODUCTION OF CANDIDATES FOR TRUSTEE:** Cynthia Larensen stated that Joseph Quinn, who has been on the Board for many years, is a candidate for re-election. Also there is a new candidate, Ali Husain, who has applied for the other Trustee position. Cynthia invited nominations from the floor. As there were none, Cynthia proposed the Meeting approve Joe Quinn and Ali Husain by acclamation. The proposal was accepted and the candidates were elected.
- IV. **ADJOURNMENT:** Meeting adjourned at 8:30 PM

Respectfully submitted,

Mike Kravitsky