



HOMES AT SWAN POND CONDOMINIUM

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Minutes of the Annual Meeting November 13, 2013

- I. **WELCOMING REMARKS AND CHAIRMAN'S REPORT:** Secretary, Ali Husain, 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. Ali noted that two of the Trustees were running for re-election. In the Chairman's Report, Mike Kravitsky reviewed the activities of the Trustees during 2013, including maintenance, insurance and collection issues. Mike also briefly touched upon the state of the roads and that the Trustees are in the early stages of looking at options for repair.
- II. **COMMITTEE REPORTS:**
 - a. Amenities – Tom Heavey discussed the work done and the expenditures made on the Clubhouse, Pools, Cabana and Tennis courts in 2013.
 - b. Insurance - Joe Quinn reviewed the master insurance policy and explained that there will be no change to the insurance rate this year or next as part of the 3-year rate lock negotiated in the prior year.
 - c. Budget – Treasurer, Chris Village, provided background on the resolution of the flood insurance issue with FEMA. He also explained the Budget for 2014. Homeowners were supplied with copies of the 2013 Budget and Financial Report and the proposed 2014 Budget, which were also mailed to all Homeowners to review before the meeting. Given the lower insurance costs, the Trustees proposed lower condo fees, however, by a show of hands from the floor, a resolution was made to solicit opinions from all homeowners regarding lower condo fees, or keeping the condo fees flat to last year and putting the additional money towards increasing the association's reserves. . Outstanding (owed but unpaid) condo fees, while under good control, generated approximately \$1k in interest and penalties during the year.
- III. **INTRODUCTION OF CANDIDATES FOR TRUSTEE:** Ali Husain stated that Cynthia Larensen and Chris Village were candidates for re-election. Ali invited nominations from the floor. As there were none, Ali proposed the Meeting approve Cynthia Larensen and Chris Village by acclamation. The proposal was accepted and the candidates were elected.
- IV. **QUESTIONS:** Questions were entertained from the floor, and answered to the best of the Trustees' abilities. Most focused on setting Condo Fees for 2014.
- V. **ADJOURNMENT:** Meeting adjourned at 8:30 PM

Respectfully submitted,
Ali Husain