

2016 Saddlebag Creek Ranches Homeowners' Association Annual Meeting & Official Election of Board of Directors

Date: Monday, March 28, 2016
 Location: Myakka City United Methodist Church
 Time: 7:00 PM

	Present	Absent
Board of Directors: Richard Apati, President	x	
Mike Dobbs, Secretary/Treasurer	x	
Ronnie Edwards	x	
Robert Lucas	x	
Dale Simon		x

Attendees: 17 lot owners were represented. See enclosed attendance log.

Minutes of Meeting:

1. The annual meeting was called by the Board of Directors for the purposes of financial reporting, updates on the community and election of new Board of Directors.
2. Richard Apati announced that he had sold his home earlier in the month and moved. He noted that he was no longer eligible to serve on the Board and thanked everyone for their support while serving them.
3. Richard Apati issued hard copies of the annual financial report and answered questions or concerns.
4. It was mentioned that \$1,500 noted as an annual meeting was really for a 4th of July party. Richard Apati noted that members were invited to a 2015 annual meeting that was held during a 4th of July party at his house.
5. A question was asked why annual meetings have not been held. Ronnie Edwards noted that not a single complaint or concern was raised during this Board's tenure, and that there was no interest from others regarding serving on the Board, hence there were no issues to present to homeowners.
6. A homeowner noted that annual meetings and reporting was a requirement of State law.
7. Richard Apati noted that members were invited to a 2015 annual meeting that was held during a holiday party at his house where updates were presented, a financial report was presented, and collection of interest for Board membership was attained.
8. Several lot owners raised concern of the storm water drainage. Due to silting, the inverts have changed not allowing the proper flow for water drainage. A question was raised if the Board or anyone else had a copy of the engineering drawings depicting the invert elevations of the drainage swales. It was noted that Dale Simon may have a copy of the drawings. It was encouraged that the new Board of Directors investigate the drainage concerns for corrective actions.
9. During the course of the meeting, ballots for the new Board of Directors were being submitted ahead of any concerns or questions raised for nominees.
10. A question was asked by a lot owner for the nominees: Should the deed restrictions be strictly enforced or used only as a guideline and applied at the discretion of the HOA Board of Directors? All nominees and write-in candidates responded to the question.

11. Members who already submitted their ballots were offered the opportunity to alter their votes and resubmit was hearing all the candidates.
12. Final ballots were collected by Mike Dobbs. Ballots were counted, recorded and validated by a third party. Refer to the enclosed copy of the balloting and election results report.
13. Newly elected board members were Dave Cohen, Jack Duich, Mike Dobbs, Ronnie Edwards and Jerry Hall.
14. The first 2016 Board of Directors meeting will be held April 6, 2016 at 7:00 pm at Dave Cohen's residence.
15. The meeting adjourned at approximately 9:00 pm.