

NATURAL WELLS HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS' MEETING MINUTES
APRIL 24, 2019
WOODVILLE LIBRARY - 6 P.M.

1. Call to Order – 6:00 p.m.
2. Established Quorum/Certified Proxies
3. Proof of Notice of Meeting-Certification of Mailing – Notices were mailed March 12th
4. Approval of Minutes from Last Members Meeting - 2018 – Motion to approve by Hector DeLaO; second by John Abbot – Minutes approved
5. Financials
 - a. Budget – approved November 2018
 - b. All financials and budget are available in writing by emailing or sending a letter to the Management Company: NaturalWellsHOA@gmail.com or PO Box 3621, Tallahassee, FL 32315**
6. Board of Responsibilities – The following are the requirements to run for the Board:
 - a. Qualifications – must be a resident of the neighborhood; cannot have a felony record; must be current on all dues and assessments
 - b. You will need to be familiar with the covenants (Chapters 720 and 617), statutes and governing documents for the Association, State and County. You may also choose to attend training offer by the Dept of Business and Professional Regulation. This is a volunteer position. You have a fiduciary responsibility to the Association and must Enforce the Covenants, statutes and all regulations covering homeowner association. Protect the health, safety and welfare of the neighborhood in order to maintain the integrity of the neighborhood and the property values. To enforce the Covenants you may be required to go to Court and testify. Directors report compliance violations or issues to management and take pictures of the lot which management send letters. You may need to go and meet with your neighbors to discuss problems. Meet with vendors and obtain estimates for expenditures of large amounts outside the budget.
 - c. Election of Directors – to vote you must be current on all dues and assessments
7. Volunteers to run for the Board – Hector DeLao, Michele Boston and Justin Smith. No other members volunteered. Board elected by acclamation.

8. Road Project Update

- a. Paved Front Road is done
- b. As funds become available the additional roads will be completed.
- c. The Engineering company recommends paving from the back to the front to keep equipment off the new roads.
- d. Homeowners need to pay their assessments so that we can move forward. The sooner owners pay the sooner roads can be paved. Owners that are not paying their dues are being turned over to an attorney for collection and then attorney fees are included in the dues owed by that homeowner.
- e. An additional assessment may be necessary as the cost of paving has increased.

9. Community Improvements

- a. Bus Stop is done for the safety of the children
- b. Street lights were added for the safety of the neighborhood
- c. The Association has trash picked up periodically – please do not throw trash out. This is costing the Association money to have this service done.
- d. Owners must call Waste Pro for bulk pickup
- e. Online payment option is available on website
- f. Website: NaturalWellsHOA.com

10. Crime Watch – Deputy Crump was available for Crime Watch information and questions. Owners can request extra protection patrols through the Leon County website. Call the Sheriff Department's non-emergency phone number for suspicious activity. Owners should contact Management if they would be interested in serving on a Crime Watch Committee.

11. Owners provided some address with compliance issues that they would like to see addressed.

12. Adjournment – 7:00 p.m.

**BOARD OF DIRECTORS MEETING
MINUTES
Woodville Library**

1. Call to Order -- 7:15 P.M.
2. Approval of Minutes – November 27, 2018 – Motion to approve by Michele; second by Justin – Minutes approved
3. Election of Officers
 - a. President – Hector DeLaO
 - b. Vice President – Michele Boston
 - c. Secretary/Treasurer – Secretary/Treasurer
 - d. Motion by Justin to leave the officers in their current positions, second by Michele – Officers elected.
4. Adjournment – 7:30 pm