

**NATURAL WELLS HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
OCTOBER 13, 2022  
6 P.M.**

1. Call to Order at 6:00 p.m.
2. Quorum established by members present and proxies
3. Proof of Notice of Meeting was mailed 9/10/22
4. Financials
  - a. Management reviewed the financials for the Association with the documents provided.
  - b. Proposed Budget 2023 and Profit and Loss History was presented – Budget was unanimously approved
  - c. **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**
5. Road Project Update
  - a. Green Fountain was just paved; the cost was \$95,000
  - b. There will need to be another special assessment to finish the project and the Board will need to address this in 2023
  - c. Management continues to take owners to collections. To date, the Association has not lost a case and has been awarded attorney fees in every case
6. Election of Board of Directors – the following members volunteered to serve and were appointed by acclamation:
  - a. Timothy Kever
  - b. Michele Boston
  - c. John Abbott
  - d. Justin Smith
  - e. Patricia
7. Adjournment made by Justin at 6:26 p.m.

**BOARD OF DIRECTORS MEETING FOLLOWING MEMBERS MEETING**  
**October 13, 2022**

MINUTES

1. Call to Order at 6:26 pm.
2. Election of Officers
  - a. President – Ryan Kever
  - b. Vice President – Patricia Pettway
  - c. Secretary – Chuck Swearengin
  - d. Treasurer – John Abbott
  - e. Director – Michele Boston
  - f. Director – Justin Smith
3. Annual HOA Dues -
  - a. Discussion regarding dues and shortfalls of budget. Motion by Justin to increase the dues to \$105.84; second by Chuck Swearengin. Unanimously approved.
4. Board Comments
  - Need a new sign Natural Wells – someone hit it
  - Quotes – sign on right a way
  - Patricia advised that there are kids in the road and refusing to move out of the way. Also there are dogs in road which are not on leashes. These items will be put in the next newsletter
5. Adjournment – Motion to adjourn at 6:45 by Justin.