

WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION INC.
MINUTES
ANNUAL MEETING OF THE MEMBERS
APRIL 18, 2012

1. CALL TO ORDER. The Annual Meeting of the WestPoint Townhomes Homeowners Association Inc. was called to order at 6:29 p.m. on Wednesday, April 18, 2012 at 443 Westpoint Garden Circle, Winter Garden, FL 34787.
2. DETERMINATION OF QUORUM. A quorum was established as there were present 15 homeowners (8 in person and 7 by proxy) others present: Melissa Burtula, candidate for a director of the association and Minetta Garay Gay, L.C.A.M., Managing Agent for the association.
3. CONFIRMATION OF PROPER MEETING NOTICE. It was announced by Minetta Garay Gay, LCAM that the notice for this meeting was accomplished in accordance with bylaws and statutory requirements. Minetta Garay Gay, L.C.A.M. presented the Affidavit of Proof of Notice of the meeting.
4. READING AND APPROVAL OF MINUTES. The minutes of the annual meeting of homeowners held April 7, 2011 were read and approved as submitted.
5. The following persons were appointed as counters/verifiers for the counting of the election ballots: JAMES QUITONL and HERMINA FOSTER.
6. Motion was made, seconded and unanimously carried to nominate the following persons as candidates for the position of Director:
 - Paulo Ramalho
 - Juan A. Garcia
 - Melissa Burtula
 - Noel CastrillonBallots were distributed and counted. The following was the result of the voting:

JUAN A. GARCIA	14
PAULO RAMALHO	14
MELISSA BURTULA	12
NOEL CASTRILLON	2
7. OPEN FORUM. A discussion ensued regarding the following:
 - a. Bids obtained for treatment of the entire property for termites; request that a bid from Massey be obtained for comparison;

- b. Discussion was held regarding putting the name of the association on the wall on Jackson Street and the cost of such sign;
 - c. Discussion regarding irrigation system
 - d. Inquiry as to how to obtain ARC application to add gutters to a unit
 - e. Discussion regarding removal of basketball court; offer of Paulo Ramalho to grind down pole
 - f. Discussion regarding lawn service and what yardwork remains the responsibility of the owners
 - g. Update on progress regarding conversion of bulk trash pickup to curbside service.
8. MOTION TO ADJOURN. There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:40 p.m.

Submitted by MINETTA GARAY GAY, L.C.A.M.