

WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION INC.  
MINUTES  
ANNUAL MEETING OF THE MEMBERS  
**APRIL 4, 2013**

1. CALL TO ORDER. The Annual Meeting of the WestPoint Townhomes Homeowners Association Inc. was called to order at 6:55 p.m. on Thursday, April 4, 2013 at 443 Westpoint Garden Circle, Winter Garden, FL 34787.
2. DETERMINATION OF QUORUM. A quorum was established as there were present 11 homeowners (5 in person and 6 by proxy) others present: 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 18, 2012 were read and approved as submitted.
5. Being there was no election Minetta Garay Gay verified the agreement of Director Juan A Garcia and Paulo Ramalho to serve for another year term. Request of volunteers from the floor: Denise Harrison agreed to serve as director for a year term.
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  
    Denise Harrison  
There being no opposition it was stated that the following members were nominated and elected to serve on the Board of Directors of the association.  
Juan A. Garcia, Paulo Ramalho and Denise Harrison
7. OPEN FORUM. A discussion ensued regarding the following:
  - a. Discussion was held regarding putting the name of the association on the wall on Jackson Street and the cost of such sign; updates
  - b. Update on irrigation system
  - c. Inquiry as to how to obtain ARC application to add gutters to a unit
  - d. Discussion regarding lawn service and what yard work remains the responsibility of the owners

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 7:10 p.m.

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