

WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION INC.
ANNUAL MEETING MINUTES
MAY 10, 2016

1. CALL TO ORDER. The Annual Meeting of the WestPoint Townhomes Homeowners Association Inc. was called to order at 6:44 P.m. on Tuesday, May 10, 2016 at 443 WestPoint Garden Circle, Winter Garden, FL 34787.
2. DETERMINATION OF QUORUM. A quorum was established as there were present 12 homeowners (10 in person 2 by proxy) others present: Minetta Garay Gay, L.C.A.M., Managing Agent for the association.
3. CONFIRMATION OF PROPER MEETING NOTICE. Minetta Garay Gay, L.C.A.M. presented the Affidavit of Proof of Notice of the meeting which was accomplished in accordance with bylaws and statutory requirements.
4. READING AND APPROVAL OF MINUTES. The minutes of the annual meeting of homeowners held March 26, 2015 were read, motion made by Denise Harrison, all in favor, approved as submitted.
5. The same three candidates were willing to serve for another year, Paulo Ramalho, Denise Harrison, and Cynthia Russ.
6. Motion was made, seconded and unanimously carried to nominate the following persons as candidates for the positions of Director:
Paulo Ramalho
Denise Harrison
Cynthia Russ
There being no opposition from the members, motion carried.
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.
 - b. Discussion regarding lawn service and what yard work remains the responsibility of the owners. The new contractor for maintenance being Greater Outdoor.
 - c. Parking continues to be a major problem within the community. Need stricter enforcement.
 - d. Ongoing communication with Debbie Lerner – Ameracorporation Manager for the Commercial area where (Aldi) is and their trees encroaching upon association fence area.
8. NEW BUSINESS: Coordination of the next board of directors meeting will be made by Property Solutions Unlimited so that all board members are available. Meeting dates will be distributed and posted to membership.
Ratification of Attorney Retainer Agreement for another year. Becker and Poliacoff, motion made by Paulo Ramalho, Seconded Denise Harrison, and Motion Carried.
Beautification Committee – Appointment of Committee Chair to Denise Harrison from the Board of Directors to work with Frances Loiz and Paulette Hamilton. This is to maintain the exterior aesthetics of the community and working together to notify management of various needs and/or violations. Also ideas for future newsletters.
9. 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 8:05 P.M.

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