



**AUTUMN WOODS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
April 9, 2019**

**Call to Order** – The meeting was called to order at 6:33 PM. by Frank Miller, President.

**Roll Call** – Frank Miller, Steve Paley, Arleen Love, Linda Laguna, Hal Ziecheck, James Callan, Heidi Pukas, Stu Kaminsky, Nancy Lucas, LCAM, Jaime Ballard and Dominick Scannivino were also present from Management and Associates.

**Proof of Notice** – Proof of Notice of the meeting was presented by Nancy Lucas, LCAM.

Barry Scarr from Scarr Insurance was also present to discuss the renewal insurance for 2019-2020.

**Resignation of Bill Omanoff:** Linda Laguna made a motion, seconded by Hal Ziecheck to accept the resignation of Bill Omanoff. All in favor. Motion passed unanimously.

**Reading and Disposal of Any Unapproved Minutes:** Linda Laguna made a motion, seconded by Jim Callan to approve the minutes from 3.12.19. All in favor. Motion passed unanimously.

**Presidents Report: Frank Miller, president's report attached.**

Hal Ziecheck made a motion, seconded by Linda Laguna to accept the presidents report as read by Frank Miller and as requested by Frank Miller to add to the minutes. All in favor. Motion passed unanimously.

Jim Callan made a motion, seconded by Linda Laguna to hold a meeting with in the next 30 days, to notify all owners with a 14 day notice for a Membership Meeting to vote on audit reporting. Notice will be mailed to all owners, an e blast will be sent and will be posted on the website. All in favor. Motion passed unanimously.

**Treasurers Report:** Report read by Steve Paley.

**Manager's Report:** Nancy Lucas read the manager's report.

**Committees:**

**Compliance:** Jim Callan reported that the playhouse on Willow Brook has been removed. The association attorney will send letter regarding dead trees on Chestnut East.

**Finance:** Steve Paley discussed the increase of the budget to fund reserves.

**Community Relations:** No report.

**Maintenance:** Hal Ziecheck reported on the tree replacement program, stating that the new trees would be going in soon once the irrigation is repaired. Electric update: Electric should be completed within a

few days. The problem was an electric leg from the meter to the transformer had went out. This was the HOA's responsibility to repair. Tennis court fence: Total replacement would be \$25,000.00 and to repair it would be \$3984.00. Frank Miller made a motion, seconded by Stu Kaminsky to approve the tennis court fence repair for \$3984.00. All in favor. Motion passed unanimously. Back fence (west end of park) This is not the HOA's fence. This was checked with Pinellas County. Flowers by gazebo, Frank made a motion, seconded by Jim Callan to eliminate the flowers by the gazebo and to replace with shrubs. All in favor. Motion passed unanimously. Handicap Issue: HOA is exempt to put in a parking space and ramp at the gazebo.

**Website:** Alex Nazario is working on a website for the HOA to send e blast.

**ARC:** Jim Callen mentioned that one request for windows was approved.

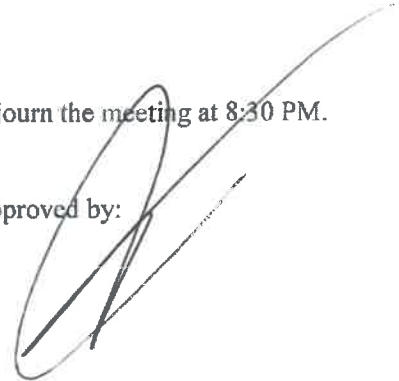
**Old Business:** An affidavit for the Pinellas County Sheriff's Department has been signed and returned given them authority to trespass non owners from the community.

**New Business:** None

**Adjournment** – Frank Miller made a motion, seconded by Jim Callen to adjourn the meeting at 8:30 PM. All in favor. Motion passed unanimously.

Submitted by: Nancy Lucas, LCAM

Approved by:

A handwritten signature in black ink, appearing to be 'Nancy Lucas', written over the 'Approved by:' text.

## Presidents Report April 2019

As Board members are aware Bill Omanoff recently resigned from the board after 3 months of service to the community.

Since his departure Bill suggested inappropriate activities by Management and Associates and circulated an email and petition to residents of the community asking to: a. recall the 2019 budget and reduce it to 15%, b. amend the community documents to prevent increases and arbitrary compliance, c. terminate Management and Associates. I found it disturbing that the petition was not circulated to any board member or property manager.

I am dismayed that concerned Autumn Woods residents would sign the petition without first communicating with any member of the board or property management to ask questions. **Unfortunately, the "power of social media" seems to no longer afford positive and constructive face to face community involvement and solutions.**

Board members are volunteers that are not compensated for the service they offer to the community and complete many working hours in best interest of the community. **Having accepted positions as officers and directors we have a responsibility that obligates Board members to listen all voices of our residents.** After reviewing the petition and comments, I would suggest the board consider the following actions:

- Because a quorum of homeowners was not in attendance at the last annual meeting when the 2019 budget was announced, immediately hold a special homeowner meeting now to hear the voices of homeowners and allow those homeowners that were unable to attend the annual meeting the opportunity to understand the reasoning behind the annual budget. Additionally, homeowners will have the opportunity comment regarding compliance and architectural control. This special homeowner meeting should be properly announced and held in the next 7-10 days.
- The AWAHA 2019 budget will require a "compiled financial statement" at 2019 years end. I recommend the board retain an outside accounting firm now to prepare one of the following, "compilation", or "financial review", or "full audit" of the AWAHA financial statements as prepared by Management and Associates. *\* I have attached a brief explanation of the suggested financial evaluations to my report.* Estimated fees for this service could be \$8000.00 to \$12,000 for a "full audit" as this is likely the most expensive option. I would hope that by providing an outside financial evaluation concerned homeowners will be more comfortable with the community finances and better understand the 2019 expenses, reserve and budgeted increase reasoning.
- Although the projected revenue for the near future budget years are likely to continue to require a "compiled financial statement" consider adding an annual third party outside "financial review". Associated costs could be added to all future year's budgets. Third party outside evaluations to annual budgets should provide homeowners peace of mind in knowing the board exceeds the minimum required financial review and allow homeowners to better understand the financial requirements and reserves needed to operate the community.
- Increase communication with all residents. Email minutes of monthly board meetings and financial reports to all homeowners monthly while keeping them accessible on the homeowner portal. Provide weekly email blasts.
- Continue and complete projects planned in 2019 as homeowners, budget constraints and finances will allow.
- Search for residents who will volunteer as future officers, board and committee members.
- Stay focused and positive.

The positive take away is that homeowners may have finally become more active, involved and willing to participate in our community homeowner activities.



Frank A. Miller

President

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### **Compilation**

A compilation is often the result of an accounting service known as write-up work. With compilations, or compiled financial statements, the outside accountant converts the data provided by the client into financial statements without providing any assurances or auditing services

### **Financial Statement**

A financial statement review is a service under which the accountant obtains limited assurance that there are no material modifications that need to be made to an entity's financial statements for them to be in conformity with the applicable financial reporting framework (such as GAAP or IFRS)

### **Full audit**

A third-party examination of a company's financial records and reporting activities. An audit may be conducted for disclosure, compliance, taxation, legal or other purposes. The examiner will check for accuracy and full representation of financial activities and claims.