

FOX MEADOW ANNUAL MEETING MINUTES

OCTOBER 1, 2015

I. CALL TO ORDER

The meeting was called to order by President John Klein at 7:06 p.m.

John Klein – President - present Ted Lesiak – DRC & Local Gov't. - present

Gifford Brown – Vice Pres. - present Chris Niebes – Covenants - absent

Tom Birch – Treasurer – present Matt Richardson – Landscaping - present

Sharon Borszcz – Secretary – present

II. INTRODUCTION – Mr. Robert Kmiecik, Kaman & Cusimano Attorney

Mr. Kmiecik explained that as the HOA Attorney he would be representing the current board members and presiding over the meeting. He gave a brief background of his firm that represents strictly Homeowners' Associations. He stated the specific reason for this annual meeting was the election of new board members as described in the covenants for a transition period from total Declarant control to the HOA Board. The covenants state for this transition, all current board members must resign and a new board elected. The current board members were introduced.

III. ANNUAL MEETING INFORMATION

a. Quorum was established by the count of the residents who had signed in and by the proxies that had been received.

b. Notification of the meeting had been mailed to all residents within the required time. Signs had been posted at the entrances and notification had been posted on the homeowner's website.

IV. OFFICER REPORTS

a. President John Klein reported the association has been conducting business at its monthly meetings which are open to any homeowner. He is also the club liaison.

b. Treasurer – Tom Birch reported: dues including late fees had been collected totaling \$170,000. Major yearly expenditure are: trash service \$40,000 to \$50,000, utilities approximately \$,1500, lake treatments \$14,000, maintenance & repair \$15,000, Landscape Capital (major project the island at main entrance off Rt. 57) \$25,000, Landscape Maintenance (monthly mowing, etc.) \$45.500, and Legal fees budgeted \$6,000. Currently there is \$185,000 in the Reserve.

V. COMMITTEE REPORTS

a. Landscaping – Matt Richardson reported working for several months to locate and repair the sprinkler systems at Poe and 162/Highland Green entrances. Although the Club owns the island at the main entrances, the association board made the decision to improve and upgrade that island. New lights, trees, and shrubs will be planted soon. Both Poe Rd. and 162/Highland Green entrances have been improved and upgraded with new plants and new lighting.

b. Communications – Ted Lesiak encouraged all homeowners to sign up with their email on the website: foxmeadowsofmedina.com. It is used frequently to alert and inform residents. He reported that the board meets the 3rd Wednesday of every month at the clubhouse at 7:00 p.m., and all homeowners are welcomed. If you would like to speak at the meeting please fill out an AGENDA REQUEST FORM which can be found on the homeowners' website and sent to the webmaster prior to the meeting date. The board DRC is the committee that receives requests from existing homeowners who want to change landscaping, add a deck or patio, etc. The request/form for this purpose is also on the website. Ted explained he also serves on the Montville Township Zoning Board of Appeals. The Montville Township has established a Property Maintenance Code. Ted asked homeowners to be aware of their sidewalks and make sure they are in good condition as each homeowner is responsible for their own sidewalk area. He reminded homeowners that dogs need to be on a leash or have a secure electronic fence to protect other residents.

VI. NEW BUSINESS / ELECTION OF BOARD MEMBERS

Mr. Kmiecik asked for a motion to close the meeting. Ted Schwartz so moved and Steve Venezia seconded. The meeting was closed.

a. Mr. Kmiecik explained the election procedure – seven board members would be elected with the three receiving the highest votes would serve the the 3 year

terms, the next two highest would be the 2 year terms and the next two would serve a one year term.

b. Mr. Kmiecik introduced each candidate and asked them to speak for 1 – 2 minutes. The candidates were: TOM BIRCH, SHARON BORSZCZ, PATRICK DEERINGER, JOHN KLEIN, TED LESIAK, JANINE NOLAN, MATT RICHARDSON, SCOTT SCHACHINGER, AND KEN SCHOEN.

c. Mr. Kmiecik appointed election inspectors Dave McDowell and Steve Venezia to collect and count the ballots.

(During the balloting process, Mr. Kmiecik answered homeowners' questions.)

VII. INTRODUCE NEWLY ELECTED BOARD MEMBERS

Mr. Kmiecik announced the following board members:

Ted Lesiak, Sharon Borszcz, Matt Richardson, Tom Birch, John Klein, Janine Nolan and Ken Schoen.

VIII. Mr. Kmiecik congratulated the new board members and adjourned the meeting at 8:25 p.m.