

Lantana Crossing HOA, Inc.
Board of Directors Meeting
Annual Meeting
CEPCO Office 1628 Doctors Circle
Wednesday, November 14, 2018
6:00 pm

I. Call to Order

- Meeting called to order at 6:00 pm by Charlie

II. Introduction

- In attendance:
 - Kathy Lynch
 - Tina Flynn
 - Liz Wolfson
 - Bill Cherney
 - Charlie Dickinson
 - Randy Norris, CEPCO
 - Cindy Norris, CEPCO
- All Board members introduced to the homeowners attending meeting.

III. Certification of Proxies

- Per Cindy, 10 proxies received, 8 in person, 7 needed for quorum
 - Quorum met

IV. Proof of Notice of Meeting

- Randy shows proof, all homeowners received mailed notice of meeting.

V. Waiver or Reading of Previous Annual Meeting Minutes

- Motion to approve annual meeting minutes from 12/21/17 by Kathy, seconded by Charlie
 - Minutes unanimously approved.

VI. Officers Reports

- Financials
 - Tina and the board have reviewed and approved the budget.
 - Homeowner dues will not change.
- Bill Cameron/HOA Property Parcel
 - Prior to opening of meeting, Bill Cameron proposed to board that he would like to gift the rest of the unused land adjacent to Lantana, majority of which is wetlands. Bill has some work to be done prior to giving the land including clearing ditch and tree clean up. Board wants homeowner input and idea was proposed to send out a homeowner survey. Also, board wants to do further research of land prior to making decision to accept or decline gift.
 - Board may have to schedule a separate meeting for this issue or discuss further at the next meeting.

VII. Election of Directors

- Three open positions on Board.

- **Members on ballot:**
 - Lisa Wells
 - Bill Cherney
 - Colby Danforth
- **New members unanimously approved.**
- VIII. **Unfinished Business**
 - **Easement maintenance:**
 - Friendly reminders have been sent
 - **General Neighborhood maintenance:**
 - Stop sign that fell in the hurricane has been put back up
 - 4-way stop sign has been declined
 - Light fixtures still need to be replaced from hurricane-waiting on Duke-Progress.
 - Spectrum box at 418 Sturbridge needs to be replaced- Randy is going to call Spectrum
 - Tree clean up is put on hold- waiting for Bill Cameron to do his portion first to see what that leaves us with.
- IX. **New Business**
 - **Payment Books**
 - Per Cindy these will be mailed out soon
 - Liz will remind Cindy 2 weeks prior to each payment due to e-blast the community to remind about payments. Hopefully this will reduce late payments.
 - **Homeowner concern about cars blocking mailboxes**
 - HOA does not have authority over streets, suggestion to homeowner to consult Sheriff Dept. if homeowner is unable to work something out with neighbors and problem persists.
 - **Suggestion from homeowner for Library Box Exchange**
 - This could be possible to put at old mailbox site.
 - Colby Danforth may be able to have his brother Heath build.
 - Board to discuss at future meeting.
 - **Active Recreational Space**
 - Part of this area has been cleared by a homeowner.
 - There are currently no further plans to clear any more.
 - Letters have been sent to adjacent lots to clear debris/trash from this area.
 - Pedestrian path easement is unclear and needs further investigation.
 - This area will be discussed at a future meeting.
 - **MLK/College Rd Bypass**
 - Homeowners are encouraged to go to DOT to look at plans.
 - Lantana Crossing specifically will not be impacted by this project.
- X. **Ratification of 2019 Budget**

- None needed
- XI. **Homeowner Dismissal**
 - Conclusion of open meeting motion by Kathy, Seconded by Charlie
 - Homeowners dismissed at 6:28pm
- XII. **Housekeeping**
 - **Determine board terms/Officers:**
 - Liz Wolfson-President (Term ends 12/19)
 - Kathy Lynch- Vice President (Term ends 12/19)
 - Colby Danforth- Secretary (Term ends 12/20)
 - Lisa Wells- Treasurer (Term ends 12/20)
 - Bill Cherney- Member at Large (Term ends 12/20)
 - **Finalize 2019 Board Meeting Schedule**
 - February 20, 2019
 - May 1, 2019
 - August 7, 2019
 - October 2, 2019 (budget for 2020 will be reviewed at this meeting)
 - November 5, 2019 (Annual Meeting)
 - All meetings will be held at CEPSCO at 6:00 PM
 - **New Community Manager**
 - Concern was addressed about conflict of interest with Johnathan being the community manager.
 - Lantana is being assigned a new community manager by CEPSCO. He will be at the next meeting.
- XIII. **Adjournment**
 - **Motion to adjourn meeting made by Kathy, seconded by Colby**
 - Meeting Adjourned at 7:34PM