

Canterbury Lakes Homeowners' Association, Inc.
Turnover Meeting
3950 Falkenburg Road, Riverview, Florida 33569
May 31, 2006

Minutes

1. Certifying of Quorum - Call to Order

The Meeting was called to order by chair and Secretary/Treasurer, Debi Hudrlik at 6:07 pm. A quorum of lot owners per the Association documents was NOT established with the presence of 13 homeowners present in person and 5 represented by proxy. Also present was Doug Pinner of McNeil Management Services. Debi explained that the meeting could continue and a board of directors appointed as long as either 3 or 5 candidates were identified in total. Otherwise, the meeting would need to be reconvened at a later time to achieve a quorum.

2. Proof of Notice of Meeting

Doug displayed the affidavits regarding notice of the meeting.

3. Reading of Unapproved Minutes

On Motion: Duly made by Byron Taylor, seconded by Robert Alexander and carried unanimously.

Resolve: To approve the October 4, 2005 minutes as read and submitted.

4. Turnover Meeting Overview

Debi Hudrlik described the purpose of a turnover meeting.

5. Nominations

Debi Hudrlik presented the names of the current nominees (Robert Alexander, Monica Barrett-Barron and Angela Lack). Debi then opened the floor to nominations. Byron Taylor nominated himself. Robert Alexander nominated Ken Miller who in turn accepted the nomination.

On Motion: Duly made by Angela Lack, seconded by Barbara McGreal and carried unanimously.

Resolve: Close the floor to nominations.

6. Election of Directors

Debi Hudrlik explained that an election is not required because there are 5 candidates to fill the 5 director positions. Debi asked the candidates to introduce themselves to the members present and the candidates carried out the introductions.

On Motion: Duly made by John Brittingham, seconded by Angelina Alexander and carried unanimously.

Resolve: Accept candidates as appointees to the Board of Directors for Canterbury Lakes.

7. Community Update

Debi Hudrlik shared information regarding Standard Pacific's continued presence in the community after turnover. She indicated that a final walkthrough will occur with the board at the conclusion of all construction to create a punch list of community concerns for Standard Pacific to review. Debi indicated that until the last Canterbury Lakes unit is sold, Standard Pacific will:

- Retain responsibility for the Architectural Review process
- Keep sales advertisements and/or signage in place
- Retain management of website to provide community information updates

Debi briefly reviewed the Florida Statute requirements regarding turnover of HOA materials. She also presented a binder containing HOA information to the newly appointed board. Debi and Doug fielded general questions from the floor.

A brief discussion took place regarding the term of the newly appointed board members. The documents call for a term of one year for all directors, and that directors are to be elected at the annual meeting. There has been little interest by the membership in the Association, and the next annual meeting is to be scheduled for the fourth quarter of 2006. There was concern that the new board would only serve a four month term and then a new board could be elected, thus losing all continuity. More importantly, there was concern that a quorum would not be established again and yet another board appointed. Therefore,

On Motion: Duly made by Byron Taylor, seconded by Angela Lack and carried unanimously.

Resolve: Unless it is deemed inappropriate by the Association attorney or there is disagreement at the annual meeting of the membership, that the newly appointed board serve a term of 16 months up until the annual meeting of 2007.

Response: John Brittingham suggested that the previous motion/resolution be rescinded because the board members themselves had initiated and seconded the motion. It was unanimously agreed by all in attendance.

On Motion: Duly made by Barbara McGreal, seconded by Ben Chase and carried unanimously.

Resolve: Unless it is deemed inappropriate by the Association attorney or there is disagreement of the membership, that the newly appointed board serve a term of 16 months up until the annual meeting of 2007.

8. Adjournment

On Motion: Duly made, seconded and carried unanimously.

Resolve: To adjourn the meeting at 7:27 pm.

Douglas Pinner for the Secretary

Canterbury Lakes Homeowners' Association, Inc.
Board Meeting
3950 Falkenburg Road, Riverview, Florida 33569
May 31, 2006

Minutes

1. Certifying of Quorum - Call to Order

The Meeting was called to order by Manager, Doug Pinner at 7:40 pm on behalf of the newly appointed board. A quorum was achieved. Board members Byron Taylor, Angela Lack, Robert Alexander, Monica Barrett-Barron and Ken Miller were in attendance. Also present were Doug Pinner of McNeil Management Services and Debi Hudrlik of Standard Pacific.

2. Meeting Overview

Doug Pinner explained that the purpose of this board meeting is for the newly appointed board to elect officers.

3. Election of Officers

All in attendance discussed the responsibilities of each board position. The board members discussed their preferences regarding each board position.

On Motion: Duly made by Angela Lack, seconded by Byron Taylor and carried unanimously.

Resolve: Elect officers as follows:

- President** – Byron Taylor
- Vice President** – Angela Lack
- Treasurer** – Robert Alexander
- Secretary** – Monica Barrett-Barron
- Director** – Ken Miller

4. Establish Meeting Schedule

The board members discussed the meeting schedule with input from Debi Hudrlik and Doug Pinner. It was agreed that the board would hold quarterly meetings. The next board meeting is scheduled to take place on June 28, 2006 at 6:00 pm at 4211 Hartford Lake Drive in Canterbury Lakes.

5. Adjournment

On Motion: Duly made, seconded and carried unanimously.

Resolve: To adjourn the meeting at 8:15 pm.

Douglas Pinner for the Secretary