



The Terraces At North Pointe
Homeowners Association

Date: October 24, 2010

To: Outgoing Board

Jeremy Jensen
Marcos Sola Cruz
Sharon Weiss

Incoming Board

James Eriksen
Casey Holscher
Jeremy Jensen
Marcos Sola Cruz

Subject: Annual Election Meeting

Meeting Participants:

Eric Clark
Jim and Donna Eriksen
Lara and Kelley Godbey
John Gormaley
Casey Holscher
Jeremy and Adrian Jensen
Fred Mansour

Janine McCann
Dick and Beverly Miller
Don and Tina Ringled
Marcos Sola Cruz
Adriana Seaman
Sharon Weiss

1. **Meeting Purpose:** The Annual Election Meeting of the Terraces at North Pointe Homeowners Association (Terraces HOA) was held on October 24, 2010, for the primary purpose of electing a new Board of Directors. The following paragraphs describe the meeting proceedings. The meeting started at approximately 4:00 PM
2. **Treasurer's Report:** Sharon Weiss presented the treasurer's report. A copy of which is attached to these minutes.
3. **Quorum:** Quorum was met per the following:
 - a. 14 written Ballots/Proxies were submitted.
 - b. Four ballots were cast during the meeting.
 - c. In addition, we have one proxy with no votes cast.

- d. The total is 18 votes cast either via proxy or cast during the meeting plus a proxy with no votes.
- e. Quorum of 30% of the membership (16 ballots) was met.

4. Election Results: The following are the results of the balloting and casting of votes via ballots, proxies, and votes cast during the meeting:

President	Marcos Sola Cruz
Vice President	Jeremy Jensen
Treasurer	James Eriksen
Secretary	Patricia Holscher

5. Miscellaneous Items:

a. Communications:

- Many homeowners do not have out website address information. For your information, the Terraces web site address is the following:

<http://www.terraces-northpoint.com/>

- It was suggested during the meeting that it would be desirable if we all had a list of our neighbor's telephone numbers and e-mail addresses. We have a list which is partially completed and will be attached to these minutes. Homeowners who do not find their information on this list and wish to be included in the same may forward their information to the association Secretary at:

CaseyHolscher@cfl.rr.com

It is noted that this list must be used strictly for neighborhood business and is not to be released to others outside of our community.

- It was also suggested to ask for volunteers to be block captains for getting information out to the neighborhood in a timely fashion.

b. Terraces Street Traffic: Dick Miller suggested that perhaps there is something that can be done about the traffic created by drivers cutting across the neighborhood between Croton and Parkway.

Don Ringled related our past experience with the City on this matter. The City deployed traffic meters and determined that our traffic level was too low for the installation of speed reduction measures.

Dick Miller agreed to look into options and report back to the board.

Another idea put forth is to install islands in the middle of the street forcing vehicles to slowdown to go around them. The islands would be placed at the intersections of cul-de-sacs along Halifax.

Casey Holscher further discussed that speed bumps in an area do affect values negatively, and therefore, a vote of the neighborhood would need to be considered before taking these measures, to make sure that there is majority agreement.

- 6. Adjournment:** The outgoing board was thanked for their work. A motion for adjournment was made and seconded. The meeting was adjourned at approximately 5:00 PM.



Casey Holscher
Terraces HOA Secretary



Marcos A. Sola Cruz
Terraces HOA Outgoing Secretary

Attachments:

- a. Treasurer's Report
- b. Telephone and email listing

TREASURER'S REPORT
FOR TERRACES
2010

ASSETS:

COLLECTIONS FROM HOA DUES \$202.00 A YEAR PER HOME = \$9898.00
(MINUS KERGOLD PROPERTY PRESENTLY \$404.00 IN REARS)

SAVINGS ACCOUNT:

\$1166.47

MONTHLY PAY OUTS:

LAKES ALIVE – RALPH MILLER	\$ 85.00
DAN JEFFREY – LAWN COMMON AREAS	\$350.00-375.00
FPL	\$ 36.00- 27.00
--DECREASE DUE TO ENTRANCE LIGHTS NOT WORKING	

EVERY TWO MONTHS:

EXPERT PEST AND LAWN CONTROL	\$205.00
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ANNUAL EXPENSES:

INSURANCE	\$1212.72
CORPORATION FEES	\$ 62.00

INCIDENTAL EXPENSES:

REPLACEMENT OF TREES AT BOTH ENTRANCES	\$440.00 TR; \$225.00 SERVICE
OFFICE SUPPLIES (STAMPS, INK)	\$100.00

BALANCE IN CHECKING AFTER OCTOBER PAYMENTS -- \$1588.86

The Terraces Homeowners Association - Neighborhood Watch - 31 October 2010

Lot	Owner	Address	E-mail Addresses	Phone No.	Other Address
	REGINA COURT				
1	Richard and Lynda Pettigrew	3210 Regina Ct	lynda@fallace.com	752-6424	
2	Sharon Weiss	3208 Regina Ct	weissrider@cfl.rr.com	N/A	
3	Josh Taylor	3209 Regina Ct	oasisoutdoor@cfl.rr.com	795-6215	
4	Shirley McKaig	3211 Regina Ct	smckaig11@cfl.rr.com	254-5971	
5	Mary McKee	3183 Regina Ct		751-9683	
6	Kelly R and Lara Godbey	3171 Regina Ct	larankelly@cfl.rr.com	254-6861	
7	Ron and Paula Shoup	3157 Regina Ct	pilotron66@aol.com pestopaula@aol.com	254-6408	
8	John and Eileen McGill	3151 Regina Ct	JABS4KIDS2@cfl.rr.com hadrian189@yahoo.com	N/A	
9	Mac and Phyllis McGeough	3150 Regina Ct		259-0162	
10	John and Tina McGann	3158 Winnipeg Ct	TMcGann@cfl.rr.com Mist-approach@cfl.rr.com	259-8885	417 Eagle Dr SB Melbourne, FL 32937
11	Mary Scoggins	3172 Regina Ct	LiLam03@bellsouth.net	255-1730	
12	Dale & Rosemarie Wertman	3184 Regina Ct	rdwt@ptd.net	610-767-6880	3233 Old Post Road Slatington, PA 18080
	WINNIPEG COURT				
13	Samuel and Renate Chaidez	3211 Winnipeg Ct	renatechaidez@yahoo.com	213-1200	
14	Mike and Bea Conrad	3209 Winnipeg Ct		254-1198	
15	William and Joyce Logsdon	3210 Winnipeg Ct		254-9853	
16	Philip and Cynthia Read	3150 Winnipeg Ct	cinfil6393@aol.com	242-7231	
17	Kris Devitto	3184 Winnipeg Ct	kristbethd@bellsouth.net	255-9114	
18	James and Cathy Hanskutt	3172 Winnipeg Ct	hanskutt@netscape.net	254-2538	
19	Mark and Marie Burrough	3158 Winnipeg Ct	burroughmm@bellsouth.net	253-4995	
20	Deborah Patton	3157 Winnipeg Ct	dubois5156@yahoo.com	259-0815	
21	Daniel and Kimberly Weatherby	3151 Winnipeg Ct	Weatherbyk@aol.com	253-0319	
22	Brad and Sheryl Reed	3171 Winnipeg Ct	reeds@gbronline.com	259-6263	
23	Fred and Suni Clark	3183 Winnipeg Ct	kshae@cfl.rr.com	254-9675	
24	Eric D. Taylor	3208 Winnipeg Ct	pagels@bellsouth.net	321-259-8217	
	HALIFAX STREET				
25	Eric and Sandra Clark	1981 Halifax St	sepal23@yahoo.com	254-9944	
26	Marcos and Violeta Sola-Cruz.	1875 Halifax St	msolacruz@cfl.rr.com	259-6995	

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Lot	Owner	Address	E-mail Addresses	Phone No.	Other Address
	OTTAWA COURT				
27	David and Karen M. Ballard	3150 Ottawa Ct	KAREN3150@msn.com	242-1782	
28	Fred Mansour.	3211 Ottawa Ct	freddytwotimes@aol.com	242-8729	
29	Carl and Bonnie Oberg	3209 Ottawa Ct	coberg@cfl.rr.com car-bon.fl@att.net	254-0608	
30	Robert and Karen Kilianek	3210 Ottawa Ct.	kilianekk@cfl.rr.com	254-6789	
31	John and Beverly Miller	3184 Ottawa Ct.	jrm82850@cfl.rr.com	255-5695	
32	John and Judith Allen	3172 Ottawa Ct.	jaggonavy@cfl.rr.com	254-8603	
33	Jason and Denise Stanley	3158 Ottawa Ct.	jason-stanleyhomes@cfl.rr.com	254-8455	
34	Jim and Donna Eriksen	3157 Ottawa Ct.	donnaeriksen@bellsouth.net jim_in_melbourne@yahoo.com	254-0569	
35	Gregory and Adriana Seaman	3151 Ottawa Ct.	s2@cfl.rr.com colombia@cfl.rr.com	259-4320	
36	Gary and Patricia Holscher	3171 Ottawa Ct	CaseyHolscher@cfl.rr.com	259-6438	
37	Alice Seeley	3183 Ottawa Ct	conoverseeley@cfl.rr.com	259-9221	
38	Erich E and Margaret Hamm	3208 Ottawa Ct	emhamm@hotmail.com	253-8424	
	CALGARY STREET				
39	Martha Penley	3210 Calgary St		259-8985	
40	Janine McCann	3208 Calgary St	shopit325@cfl.rr.com	259-0587	
41	John and Karen Gormaley	3209 Calgary St	kgormaley@bellsouth.net	254-1689	
42	Robert Taylor	3211 Calgary St	Rtaylor002@msn.com	259-7952	
43	Erik Guslawski	3199 Calgary St	eguslawski@gmail.com	259-6990	
44	Jeremiah and Adrian Jensen	3185 Calgary St	x-file@cfl.rr.com Jeremy.Jensen@ctg.com	254-9137	
45	Sean Cooper	3171 Calgary St		321-775-4251	
46	Gregory and Ginny Thein	3157 Calgary St.	theins@aol.com	255-2293	
47	James T. Davis	3143 Calgary St.		259-7622	
48	James F Jacobsen	3142 Calgary St	Bigdadyjim@aol.com	242-9759	
49	Darcy Allen	3156 Calgary St	dallen12@harris.com	752-9059	
50	Wells Fargo Bank	3170 Calgary St.			
51	Donald E. and Agattina Ringled	3184 Calgary St.	dringled@cfl.rr.com	952-2540	