

Signature Estates Homeowners Association, Inc.

ANNUAL HOMEOWNERS MEETING

Meeting Date: January 24th, 2018

Meeting Minutes

Call to Order: The Annual Meeting for Signature Estates Homeowners Association, Inc. was held on January 24th, 2018 at 7:00 p.m., at GrillSmith located at 2539 Countryside Boulevard, Clearwater, Florida, 33761

Attendees: Francisco Torres, Bill Schumacher, Murad Rashid, Vincent Addonisio, Howard Sachs, Gunjan Singh, Monica, Heather Marion, Charleen Eckard and David Giorgione

Proxy's: Sanjay Madan, David Coia, John Harker, Dena Sachs

The following topics were discussed at the meeting;

1. Charleen Eckard provided an overview of the financials for 2017
2. Vote to roll-over the surplus funds was approved unanimously.
1. Front gate code will be changed annually. Notice will be sent out 14 days prior to the gate code change.
2. Asked for volunteers to manage HOA website
3. Asked for volunteers to manage the gate system
4. Bill Schumacher commented on 2017 phone expense was very high, it was explained the bill has been renegotiated and about half the cost.
5. Discussed annual fixed maintenance expenses are approx. \$13,000 per year, annual utilities approx. \$3,500 and annual reserve of \$10,000. Excess dues of approx. \$10,000 per year.
6. Voted on the 7 Amendments; all 7 Amendments were approved unanimously with the exception of Amendment 7, *(vote was 11 yes and 2 no)*
7. Discussion needed to clarify Amendment 7 sometime in the future
8. Discussed Homeowners attending monthly board meetings, if they wish
9. Discussed Homeowners attending the annual budget meeting which takes place 60 days after the annual Homeowners meeting, where a budget will be established for special projects going forward.
10. Items in need of repair are as follows; the wall, the gate, landscaping, lights, pavers and the call box brick enclosure.
11. Presented video of possible renovations to front entrance. Estimated cost of \$250k.
12. Howard Sachs commented on the City of Safety Harbor grants that are available for subdivision improvements. There is an annual grant of \$5,000 for physical improvements and an annual grant of \$2,500 for landscape improvements.
13. Approved Board Members for 2018: David Coia, Vincent Addonisio, David Giorgione, Charleen Eckard, Howard Sachs