**Parkway North Community Association, Inc.**

**Annual Meeting Minutes November 12, 2019, 6:30 pm**

Watson Realty, 3321 S. Fletcher Avenue, Fernandina Beach, FL.

1. Call to Order,

Roll Call – In attendance Board members:

John Ginn, Ken Wilson, Dinesh Patel, Susan McEwen, Carol Dunlop.

Attendance created a quorum for the meeting.

The scan of the sign-in sheet is attached.

2. Approval of previous minutes –

John Ginn made a motion to approve. Dinesh Patel seconded.

Minutes were approved.

3. Treasurer’s Report:

a. Approve 2020 Budget:

Treasurer, Ken Wilson outlined the changes for the Year 2020

He explained the cost incurred for renewal of covenants and landscaping work resulted in an overage that lowered the rsavings account balance by around $3000 from the budgeted amount.

With regard to annual dues for the year 2020 the choices were:

 i, Keep the dues the same as the year 2019.

ii, Increase the annual dues by a small amount to gradually rebuild savings account balance to that budgeted for the year 2019.

He advised that PNCA board has decided on an increase in annual dues by $10 to $260 for the year 2020.

An HOA member pointed out that he expected to see the saving account balance on the treasurer’s report handed out for the meeting. Ken Wison advised that the savings account balance was around $27,000 and for the whole year. .

Mike Lednovich, HOA member and City Commissioner requested to point another project which could impact the budget decisions.

He was made aware of a proposal by FB airport to establish a flight training school involving Jet planes by a major overseas company. He was concerned about the potential negative impact this would cause for our community.

A campaign to oppose such development and similar to 2019 effort to oppose the Auto centric racetrack project may be necessary.

A suggestion was made that Legal fees be added as a yearly item for such campaigns and this would be funded by a further increase in annual dues.

Discussion took place on whether this legal fee expenses could be considered on as needed basis. That is, the board could meet and request special funding and/or use the built-up savings account balance.

Some HOA members expressed their concern that such a board approval process would delay the involvement of HOA lawyers and could result in a lost fight.

Carol advised that based on prior year’s effort we could rely on several other neighboring communities to join us in opposing any developments that negatively impact our current environment in terms of noise, pollution, conservation, safety and property values.

A vote of HOA members was taken to choose between the two approaches.

A huge majority ( over 95%) agreed with the board not to increase 2020 annual dues for potential legal fees but call special meetings for special funding when required.

Carol Dunlop seconded and the 2020 proposed budget was accepted.

b. 2020 Annual Dues

John Ginn made a motion to accept the proposed dues and it was carried..

4. Committee Reports:

a. Maintenance work was completed without any issues to report.

 Two keys for the sprinkler system would be distributed to Karen Ray and Bob Jones

b. ARB – All 30 submissions for the current year were approved.

Homeowners expressed their satisfaction with ARB turn-around on their projects which was 2 days or less.

John Ginn thanked Paul Sullivan, Elizabeth Wilson and Bob Colucci for their services to HOA.

c. Code Enforcement – Bob Collucci stated that there was one violation regarding a fence that was resolved quickly.

5. Old Business

a. Review the ARB process with Homeowners (web applications)

Homeowners are happy with the web application and had no issues to report.

b. Homeowners were advised that communications via the HOA website was the preferred method.

However, any owner could switch from communication via USPS to Electronic or vice versa by completing the email communication agreement.

6. New Business

a. Voting for New Board members:

 Ken Wilson was re-elected as treasurer.

Request was made for HOA members to apply for a board position so as increase board membership. No HOA homeowners volunteered to apply.

b. Apart from the Treasurer position, no other voting was required as other existing board member’s terms did not expire and wished to continue to serve for at least another year.

c, John Ginn thanked Carol Dunlop and Karen Ray for their work on beautifying the entrances . Also, Ken Wilson was recognized for his work in repairing and painting the damaged East Gate.

 Carol Dunlop will continue to work on beautifying the ditch at Titleist and golf course crossing.

d. John Ginn found that no one had used the ‘members helping members’ service that was a new addition to the HOA website last year. He encouraged members who need help with changing light bulbs or moving items to and from attic to make such requests via the HOA website.

The meeting was adjourned at 7:45 pm.

Submitted, Dinesh Patel November 14, 2019