

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING – VIA TELECONFERENCE
7:50 P.M. ON JUNE 8, 2021

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 8, 2021. The following persons were in attendance:

BOARD OF DIRECTORS

David Gurulé, President
Daniel Zadra, Vice President
Jessica Arseneault, Secretary
Jonathan Curtis, Director at Large

Patricia Warner, Treasurer
Rosie River, Director at Large
Jonathan Trent-Carlson, Director at Large

OTHERS

Cheryl Brownell, Assistant Treasurer
Shireen Ambush, Abaris Realty
Glen Mammen, Abaris Realty

Mark Moorman, Abaris Realty
Glen Charles, Abaris Realty
Kaitlyn Ambush, Abaris Realty

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

REGULAR SESSION

CALL TO ORDER

David Gurulé called the Annual Meeting to order at 7:50 p.m.

PROOF OF QUORUM/NOTICE

David Gurulé stated that he has been advised that 21% of the common interest is represented in person, by proxy, or by electronic ballot at this meeting and therefore quorum has been established pursuant to Bylaws Article III Meetings of Members, Section 3.5 Quorum. In accordance with Article III, Section 3.4, notice was sent to all homeowners via email on May 15, 2021, and on May 18, 2021, via physical mailing.

MINUTES

Last year's annual meeting minutes are available in the announcement and are available currently during the meeting. Patricia Warner made a motion to dispense with reading of the minutes from last year's annual meeting. Daniel Zadra seconded the motion. Multiple homeowners voted for the motion, no one voted against the motion, and the motion passed. Jessica Arseneault mentioned that there was some cleaning up of spelling and punctuation that can be done after the approval. David Gurulé, mentioned that Cheryl Brownell had been listed as a Board of Director and needed to be moved to another location. The minutes were approved as corrected.

ELECTION OF DIRECTORS

David Gurulé stated that there are 4 positions on the Board that are expiring. Four homeowners will be elected to serve out the 2021-2023 term. The terms of Jessica Arseneault, Jonathan Curtis, Patricia Warner, and David Gurulé are expiring, while Daniel Zadra, Rosie Rivera, and Jonathan Trent-Carlson will remain on the Board.

A) Voting Process

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The Board has employed a simple tally voting system the 4 candidates who are most preferred will be elected to the 2021-2023 term. If an elected candidate drops out of the election or cannot take up the elected position the next candidate ranked in the tally system will be moved up. The 3rd party voting system will accept votes till 11:59 p.m.

B) Call for Nominations

No nominations from the floor were made.

C) Voting Process Reminder

David Gurulé reiterated the voting process and mentioned that homeowners will have until 11:59 p.m. on June 8, 2021, to vote via Election Buddy. Following the close of the voting Election Buddy will certify the votes and provide the results to the Board and Management in the morning. After which candidates will be informed of their status and request to accept their position, after each candidate's acceptance a notice will be sent to the community via Frontsteps and their duties will start at the next meeting scheduled for July 13, 2021. In the interim the current Board Members will turn over to the newly elected Board Members.

PRESIDENT'S REPORT

David Gurulé gave the President's Report. David Gurulé highlighted the year in review from December 2020 to June 2021. The highlights were that they approved a comprehensive reserve study which will be used for the next budget season. A new pool management company was approved which allowed the opening of the pool during the pandemic, unlike the previous company. The Board authorized the lab testing of the spalling concrete in the community which resulted in that the section was under warranty and claims can be made against the builder. There was the resignation and subsequent appointment of 1 Board Member. David Gurulé listed the goals and accomplishments of the Board which were to: increase utilization and enforcement of federal and state laws as well as the governing documents; increase professionalism, transparency, ethics and communication between Board and community; listen and respond to homeowners in a timely manner; to reduce unnecessary spending and reduce cost; improve maintenance of community amenities, and to boost community involvement. Additionally, the Board updated and approved the Design Review Guidelines. Also, to continue to use the governing documents as a basis for Board decisions while enforcing the rules and regulations. Continued focus on the collection of late payments which included aggressive follow up, filing of liens and reporting to credit bureaus. Continue to hold management accountable to fulfill contractual obligations, research proposals, and continue homeowner comments prior to Board decision making. Also started the Tanyard Times newsletter. Made all invoices and contracts available online for homeowners to review. Approved a site wide survey, which is currently in the phase of having a geotechnical survey in order to address the community wide drainage and sinkhole issues. Continued Virtual meetings which allowed more homeowners to participate. The Board also finalized the multipurpose court resolution and are researching repurposing that area for use. Pool Furniture will be replaced. Continue with online elections, which is easy to use, and allows more homeowners to vote, almost 300 votes cast this recent election, signaling more involvement. Reduced unnecessary spending by applying for 50% storm water fee credit and

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appealing the fees. Hopeful that the credit will take place prior to Lennar transferring property to the community. In closing David stated that the Board continues to assess management workload to see if more onsite assistance is needed.

OPEN FORUM

Cheryl Brownell asked if there was any progress in recovering any of the inappropriate payments from CMC and asked what the status for the storm water credit is, and when can resolution be expected. Shireen mentioned that no formal claim has been made to the prior management company as yet. David Gurulé answered the storm water fee, stating that the credit is based upon the HOA coming into agreement with the county to maintain the stormwater retention ponds and they will apply a 50% credit to the rainwater tax. Cheryl asked what has happened in the last 6 months, to which David responded he would have to follow up with legal counsel.

Mike Brown asked what property from Lennar would be transferred, and what is the current policy regarding pool guests. Cheryl Brownell answered the property that would transfer about 22-26 parcels that the HOA should own, but Lennar still owns, a lot of common areas in the townhome areas have not been officially turned over. David Gurulé answered with respect to the pool that currently no guests are allowed.

David Tiscione asked about pool guests and what is the rationale about not having guests currently given that outdoor transmission is incredibly low risk. David Gurulé answered that it was advised by legal counsel, to protect the HOA's assets. Shireen also added that it was mainly a liability issue and that when pool registration started, we were still under more restrictions, such as operating under reduced capacity, therefore we wanted to allow paying members first access. We would also need a waiver for guests. David Tiscione asked a follow up that the initial reasoning was due to the restrictions at the time, so going forward not that those restrictions have been lifted are we exploring changing the rules. He also asked could guests sign a waiver via members splash, and he reiterated that outdoor transmission is extremely low risk. David Gurulé stated that the decision to be made, will be made with the new Board at the next meeting, as currently 4 members cannot take that decision. David Tiscione continued to talk so David Gurulé muted him.

NEXT MEETING – Tuesday, June 14, 2022.

ADJOURNMENT

David Gurulé adjourned the Regular Session at 8:20 p.m.

SIGNATURE

DATE