

**ANNUAL MEETING
MORNINGSIDE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
SEPTEMBER 6, 2014
MINUTES**

The Annual Meeting of the Members of Morningside Subdivision was called to order at 3:00 pm on Saturday, September 6, 2014, at the Morningside Pool. The purpose of the Annual Meeting was to update homeowners on the status of the community and to conduct all lawful business of the Association.

Board members Jim Allerdice, Julia Sutch, Linda Hagler, and Wayne Bartecki were in attendance. Lee Mason of Community Association Management, LLC (CAM) attended on behalf of the management company.

I. Call to Order – Validation of Proxys and Determination of a Quorum.

The quorum requirement is 25% and based on the members in good standing, The members required to be present to reach a quorum to conduct business was 32. The quorum was therefore met since 40 homeowners were present in person and/or by proxy. The following owners were present in person or by proxy: Alexander, Allerdice, Anderson, Antonucci, Bartecki, Bellamy, Bingel, Bloomfield, Blubaugh, Bowen, Burgo, Caputo, Chen, Cobb, Davis, Eichorst, Dougherty, Hackett, Hadley, Hise, Hubbard, Mallon, Marais, Murphy, Porcile, Purcell, Rainey, Schembri, Simmons, Singh, Smith (2), Sneve, Sullen, Sullivan, Sutch, Taylor, Vitiello, Zawislak, and Zhao.

II. Treasurer's Report

The 2014 annual budget was reviewed and distributed to members present along with the most recent account balances in the operating and reserve account. Total number of fines collected from covenant violations was also discussed.

III. Committee Reports

The following chairpersons provided reports for their committees:

- Herb Mallon, Landscape & Grounds – Herb provided an update on current projects being worked on by the committee. Herb asked for volunteers to replace him as chairperson of the committee.
- Don Caputo, Pool Maintenance & Improvements– Provided a full report that addresses recent vandalism, security issues, and planned capital improvements/maintenance of the pool. Committee Member Chuck Eichorst spoke on the issues.
- Joey Ortman, Architectural Control – Jim Allerdice discussed sheds, fences and trailer parking in Joey's absence.

- Jim Allerdice, Communications – discussed the Email distribution list, the community directory, The Morningside Chat, and the community website.
- April Anderson, Social – Jim Allerdice discussed the cul-de-sac dinner and the Night Train band in April’s absence.
- No report from the Covenants and Bylaws Committee
- No report from the Elections & Voting Committee

IV. Guest Speakers (Interactive)

Lee Mason, Community Association Management (CAM) – Discussed the services of CAM and LAW.

Bob Werner, Senoia Code Enforcement Officer - Spoke and answered questions regarding detention ponds, an old City Hall Rules document, placement of yard waste bags and pick up on Mondays, cleaning up after your pet, and the lease ordinance. A question was asked about garbage trucks leaking on our streets and leaving spots. Bob promised to follow up on the matter.

V. New Business

The following items were proposed agenda items by members or the BOD:

- a. President Jim Allerdice recognized past Board Members and Committee Chairpersons for their outstanding dedication and service to our community. Chuck, Kathy, Harry, Mona, Herb, and Don, Gary, Joey, and Brenda were each given a \$50 Gift Card to Smokey Bones as a small token of our appreciation for their years of service.
- b. President Jim Allerdice announced that there is an opening for Secretary or Member at Large on the BOD and asked for volunteers. There were none at the meeting.
- c. Member Heather Roberts proposed a discussion on adding a playground to our community. Heather was not present to voice her views, however, the members present held a discussion on the security, insurance, liability, and the costs involved with adding a playground to our community amenities. An untimely motion was made by Colleen Allerdice to form an Ad Hoc committee to study the ramifications of adding a playground to our subdivision. The motion did not receive the 2/3 majority vote required to be heard. No action was taken on the matter.
- d. Member Frank Vitiello discussed the establishment of a Morningside Group on LinkedIn. President Jim Allerdice took an IOU to implement the suggestion.
- e. Member Maurice Miller proposed “jazzing up the entrances to the neighborhood.” Maurice was not present to voice his views. No action was taken.

- f. Member Katie Donnelly proposed establishing a Morningside Baby Sitting Directory. Katie was not present to voice her views. No action was taken.
- g. Member Lorene Taylor made a motion to “Change the unaccompanied age at the pool to 16 years old.” There was quite a bit of discussion on the issue. President Jim Allerdice presented research on the subject done by Treasurer Linda Hagler. Citing legal precedent on the matter, President Jim Allerdice ruled the motion out of order. No further action was taken on the matter.
- h. President Jim Allerdice awarded the Door Prize of a \$50 Gift Card to Smokey Bones to Member Rosa Singh.

Adjournment

There being no further business, the meeting was adjourned at approximately 4:30 pm.

Respectfully submitted,

ORIGINAL SIGNED BY:

Julia Sutch, Vice President/Secretary
Board of Directors
Morningside Home Owners Association, Inc.

ORIGINAL SIGNED BY:

James K. Allerdice, Jr., President
Board of Directors
Morningside Home Owners Association, Inc.