

**WOODLAND PLACE OF TALLAHASSEE
HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
AT LEWIS ASSOCIATION PROPERTY MANAGEMENT & VIA ZOOM
AUGUST 3, 2022 @ 6:30PM**

1. **Call to Order:** Meeting called to order at 6:07pm by Christopher Small
2. **Determination of a Quorum:** Yes – 29/49 via proxy or present
3. **Confirmation of Proper Notice:** Per the Bylaws, the meeting notice was mailed June 1, 2022; second notice was dated July 19, 2022, but not postmarked by the UPS Store until July 21, 2022.
4. **Consider Approval of Prior Minutes:** Jeremy read through the minutes of the last annual meeting January 27, 2021 and asked for a motion to approve; Shannon Horning moved to approve with Christopher Small seconding the motion. Minutes approved unanimously.
5. **Officer Reports:** None
6. **Election of Directors:** Jeremy Anderson outlined the process of the counting of the ballots which were enclosed in an inner ballot envelope marked “Ballot” which was submitted in an outer ballot envelope with the name, address, and signature of owner(s) on the outer ballot envelope. The outer ballot envelope would be opened first and separated from the inner ballot envelope containing the ballot. Once the outer envelope was moved aside, the inner envelopes were opened and the ballots removed. Four (4) members of the association opened, counted, and tallied the votes: Christopher Small, Leonidas Escoro, Phil & Shannon Horning.

The new Board of Directors are: Sarah Erb with 25 votes to a 3 year term
Melissa Bunker with 23 votes to a 2 year term, and
Betsy Leathers with 15 votes to a 1 year term.

Michelle Greiner challenged the election as the date of the postmark of the 2nd notice was the 21st, not the 20th. Jeremy Anderson, Sarah Erb, and Kim Likens reminded her of the discussion from July 7th wherein she stated she wouldn't challenge the election.

7. **Consider approval of Proposed Amendment:** A proposed amendment to lower the voting threshold for amending the covenants from a 2/3's vote of the membership to a majority of the membership failed with a vote of 17 yays and 4 nays. Shannon Horning moved to accept the vote and Leonidas seconded the motion; the amendment failed.

8. **Owner Comments:** Christopher Small spoke about the last few months and the process of adopting our bylaws and working through the various issues of the neighborhood. All in all, he wanted to put everything behind them and start fresh. Sarah Erb agreed with Christopher Small and thanked everyone who worked quickly and efficiently on getting the bylaws written and approved. Kim Likens thanked Chris & Sarah for stepping up to the plate as directors.

Jeremy asked each owner present if they had any comments: there was one comment from Suzanne Middleton asking if the new development was going to plant more trees between the 2 communities. We will ask the developer of March Road Development

9. **Call to Adjourn:** Shannon Horning moved to adjourn the annual meeting of the members and Leonidas seconded that motion; the motion passed unanimously and the meeting was adjourned at 7:00pm.

**WOODLAND PLACE OF TALLAHASSEE
HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
AT LEWIS ASSOCIATION PROPERTY MANAGEMENT & VIA ZOOM
AUGUST 3, 2022 @ 6:30PM**

1. **Call to Order:** Meeting called to order at 7:00pm by Christopher Small
2. **Proof of Notice:** Per the Bylaws, the meeting notice was mailed June 1, 2022; second notice was dated July 19, 2022, but not postmarked by the UPS Store until July 21, 2022.
3. **Election of Officers:** Sarah moved that the election of the officers be tabled until the next meeting of the Board.
4. **Adjournment:** Sarah moved to adjourn and Melissa seconded the motion to adjourn; meeting adjourned at 7:02pm