The November 2019 HOA Association Meeting was called to order at 7:00 p.m. by President Ric Tyrer. The Pledge of Allegiance to the American Flag with respect to the Canadian Flag was led by Jim Weisenbacher. The roll call of Directors was called with Ric Tyrer, Jim Weisenbacher, Connie Hall and Candy Hill present, and with Marlene Taylor, Becky Moore and Maureen Daley listed as absent. There were 80 members in attendance.

The Secretary then read the Minutes of the April 2019 meeting, and with an exception to the Sit and Be Fit motion from those minutes and the "red alert" system misnomer, the minutes were then accepted.

Since Treasurer Marlene Taylor was absent, Ric announced that she will be updating the current status of her report at the December 2019 meeting.

The President's Report: The resignation of Delegate at Large Becky Moore and Management Liaison Maureen Daley was announced the date being effective 10 27 19. Ric thanked both for all of their time and efforts spent while on the Board. He then reminded those who have not yet subscribed to their 2020 memberships to do so by the end of December. He stated that Kathy DuPont, our new Office Manager was a "breath of fresh air."

He said that lately the Welcoming Committee had fallen by the wayside, but under new management, things are on a more positive swing. The new office hours are 8 until 5 Monday thru Friday, and new Saturday hours are from 10 until 2. Both Kathy D and Cathy C will be available to man the office.

After this year's nominations to the Board are announced, Ric will give an "election status" report.

Vice President's Report: Jim Weisenbacher said that the latest edition of the Newsletter will be out to print very soon. He said that the last page on the newsletter will have the Hazardous Call Sheet included with a form for each of us to fill out and hand over to the office.

Event Coordinator Candy Hill then made reference to the coming events, and made a reminder to mark your calendars to attend those dinners and parties that are on this year's agenda - Including the Veteran's Day Parade to be held Monday, November 11th.

She then announced another up coming promotion by Sky Med who will be hosting a pizza party at 6:00 pm on January 9th.

Negotiating Committee: Jim W. listed Capital Improvements for 2020:
+ The pool deck will be re surfaced due to safety hazards
+ There will be more lighting added to some darker areas of the park sometime in the future as we still need 8 more lights but for now that is up in the air.
+ The roads are presently in good condition, but this will be a 3 to 5 year project to negotiate a better cost.
+ PA system has been replaced with a new system paid for by Corporate. There will be a need for new microphones which will be added by May 2020.
+ Still under negotiation is a projector and screen for the hall.
+ 2 additional speed bumps will be installed most likely on Swan Dr. as speeding is still an issue.
+ Brenda Weisenbacher will be working with Kathy for a new and improved telephone directory.
+ Water shut offs are now being located in separate sections of the park. This way the entire park should not be affected during certain emergencies. The pond water has a filter that will be cleaned on a monthly basis to keep the water pressure at its best.
+ There is a possible automatic shut down system being considered for the pond water.
+ Residents may be able to "cut a deal" with lawn and landscaping companies for lawn seeding, but there is no commitment on this from the Swan Lake Management. Tree trimming though will be more extensive.
+ The 3 planters have been removed from the front of the hall.
+ An additional bike rack has been installed, as well as new umbrellas at the pool
+ The Security Golf Cart Cover has been replaced.
+ The Community Hall may not be utilized as a storm shelter in case of a hurricane.
+ On the flag issue - the current laws cannot be altered.
+ We will have a handicap access automatic door installed sometime in 2020 {thanks Management}
+ No luck this year getting aid to printing costs for the Newsletter.

Comments from the Floor: Joyce Wokaly {J 14} asked that any Veterans present to please stand, and wanted to state the importance of flying the American Flag always at the top of the pole, no matter what our political preferences are.

Ric said that he attended the negotiation meeting having never met Fred {the property owner} and stated that Jim was doing a great job.

White Elephant Sale chairperson Joanne Dinan {B 17/ A8} announced that the White Elephant Sale will be finalized by the end of December, with a projected date for the sale on the first Saturday in February 2020 with hopes that the entire event will be held indoors.

Nominating Committee chairperson Jeff Wolfe {C 30} then made introductions of the individuals who have expressed desire to serve on the Board: Jim Weisenbacher, Helen Privatera and Connie Carpenter who each gave a brief bio of themselves and their outlooks for being a Board Member.

With no other nominees coming forward, the nominations were declared closed. Jeff then referenced the statutes regarding vacancies: Since there are 4 vacancies on the board and 3 nominees, there is no need to have a ballot. The Board will elect those nominated to seats available and may appoint another person for a vacancy if and when necessary. The current 3 nominees will be sworn in at the December 2019 meeting. Jeff then announced his reason for resigning the negotiation committee: He feels he cannot negotiate any better on your behalf.

Ric then spoke in reference to the above mentioned statute (718.72) that ballots are not needed in an election where there are more vacancies than nominees.

New Business: none.

Unfinished Business: Jim Weisenbacher {D 13} asked Darlene VanTil about caroling: and could the time be made a bit earlier? It was also suggested that caroling be combined with the Golf Cart Parade, but even though a good idea, the golf cart parade goes at a much quicker pace. There will be a sign up sheet for those who wish to participate.

The split draw was won by Pam Tyrer.
There being no further business, the motion to close the meeting was made by Helen P, and seconded by Gene Clark at 7:50 p.m.

Respectfully Submitted,

Connie Hall, Secretary