

MINUTES  
GRAND PARK NORTH COMMUNITY ASSOCIATION, INC.  
ANNUAL MEETING  
January 21, 2015

President Tim Collins called the meeting to order at 10:30 A.M. on Wednesday, January 21, 2015. Directors, J. T. Collins, Robert Whittington, Lee Chotas, and Dick Levine were present. It was established that a quorum was present and a list of property owners present at the meeting is attached to these minutes. In addition, the Board had 10 Proxies from property owners that are also attached.

Minutes were read and unanimously approved by the members present.

The treasurer's report was reviewed with the members. After discussion a motion was made to accept the report together with the Association Budget for 2015. Motion unanimously approved.

The following directors were nominated and were elected unanimously by the members present.

Tim Collins  
Lee Chotas  
Bob Whittington  
Dick Levine

Report from the Design Advisory Board. Tim Collins, Don Dow, Dick Levine, and Ed Dombrowski are the members of the Design Advisory Board. Fred Marchman will join the Design Advisory Board for 2015. Don reported on the DAB that there are a significantly reduced amount of violations and there are no current foreclosures in the community.

Lights on the sign are very old and electrical boxes are bad so they need to be replaced. It is in the bidding process to get them replaced properly. The entrance sign will not be moved back for another 3-5 years due to the widening of the road.

Lee Chotas gave a report regarding the Condemnation for the widening of US HWY 41. DOT will take 3 parcels from Grand Park North to widen the road. DOT has offered \$13,900 for the north portion, \$238,000 for piece to south, and \$112,000 for roadway. There is an issue with the fact that the association cannot convey the property without the deed restrictions being attached. Lee suggests that we reserve enough to cure the damage and then disburse the remaining to the lot owners on a pro rata share. The members suggested that we use the money to upgrade the community. Bob suggested that we should consult an attorney in regards to the middle tract due to the problems with moving the mailboxes and widening the road in Grand Park North.

An informal discussion was had regarding the closing of the Rainbow Springs Golf &

Country club.

It was suggested that we contact another vendor regarding the pest control company. Florida pest is not doing as well as they used to in the main entrance.

The next meeting will be held on the third Wednesday, January 20th, 2016.

There being no further business to come before the Association, a motion was made to adjourn and was unanimously approved by the members present.

Respectfully Submitted,

Dawn Henrich, Acting Secretary