

**THE VILLAS AT PARKWOOD ESTATES
ANNUAL OWNERS' MEETING
OCTOBER 6, 2015**

I. CALL TO ORDER

Frank Greco, Board President, called to order the Annual Owners' Meeting for The Villas at Parkwood Estates on October 6, 2015 at 7:00 p.m.

II. ROLL CALL

PRESENT: Frank Greco, Mary Damratoski, Wolfgang Bitterolf, Michael Chicora and Bob Skinner

ABSENT: None

MANAGEMENT: Scott Bright and Beth Maurer

III. SECRETARY'S REPORT

Scott Bright confirmed that notices were sent to all owners as of August 31, 2015.

- A. Approval of October 7, 2014 Meeting Minutes – a motion was made, seconded and passed to waive the reading of the 2014 Annual Owners' Meeting Minutes. A motion was made, seconded and passed to approve the 2014 Annual Owners' Meeting Minutes.

IV. INTRODUCTION OF GUEST

Karl Nilson spoke to the homeowners in attendance on behalf of the finance committee. Karl stated that the committee was formed to investigate the possibility of investing a portion of the reserve money to obtain a better rate. Karl stated that a proposed investment policy was distributed at sign-in for the homeowners to review. A motion was made by Wolfgang Bitterolf, seconded and passed to approve the investment policy.

V. PRESIDENTS REPORT

Frank Greco reported on the 2015 accomplishments and the 2016 goals and plans. Frank thanked all Board Members as well as the CMP staff.

VI. ELECTION OF BOARD MEMBERS

Scott Bright announced that there were 3 seats available on the Board of Directors, each for a 2 year term. Three unit owners were nominated from the floor; Wolfgang Bitterolf, Mary Damratoski and Mike Chicora. A motion was made to elect all 3 candidates by acclamation. The motion was seconded and

passed.

VII. TREASURER'S REPORT

Mike Chicora stated that an Income and Expense Statement and the Balance Sheet were provided to the homeowners in attendance at sign-in. Mike reported on the financial status of the community as of August 31, 2015.

VIII. ELECTION RESULTS

Previously discussed under Election of Board Members.

IX. HOMEOWNER COMMENTS

Frank Greco stated that all homeowner were asked to submit a speaker request form prior to the meeting. Three requests were received. Richard Janicki of 1711 Heather Heights Drive had concerns about shrub replacement and questions regarding exterminating. Mrs. Janicki was present at the meeting and Frank advised her that shrub replacement is on-going. Frank further stated that it was decided many years ago that exterminating would be the homeowners responsibility.

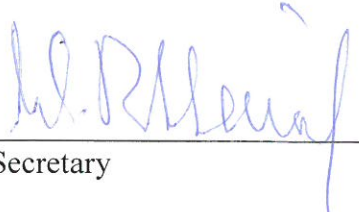
Rita Melynchek of 1736 Heather Heights Drive stated that she was disappointed in the landscaping. Rita further stated that she would like to coordinate a community garage sale. The garage sale idea will be put into the next newsletter to see if anyone is interested in participating.

Harry Thompson of 1762 Heather Heights Drive was not present and Mrs. Thompson asked the Board about on-street parking. Frank advised Mrs. Thompson that she would have to contact the township to obtain permission for on-street parking.

Other issues discussed by the homeowners included the rule violation procedure and concerns about dead trees.

X. ADJOURN

A motion was made, seconded and passed to adjourn the meeting. The meeting was adjourned by Frank Greco.

X 

Board Secretary

10/04/2016

Date