

MOUNT SHADDAI HOMEOWNER'S ASSOCIATION
1990 ANNUAL MEETING

Call To Order

The meeting was held on March 24, 1990, at the home of Jim and Sandra Godsey, 2316 Medford Lane, Brandon, Florida. It was called to order by Ed Smith, President at 2:05 PM. Due to the absence of the Secretary, the President asked the owners present to approve Scott Smith as Acting Secretary. The owners concurred.

Attendance/Proxies

In attendance were:

Nathan Browder
Phil Darling
Stu Eggert
Leo Gendreau
Jim Godsey
Rosemary Hovle
Leonard Kent

Roger & Gloria Mays
Elmo Neff
Jim Rhodes
Amanda Shaw
J. Ed Smith
Scott Smith

Thirteen owners were present and 22 proxies were filed with the Secretary. The combination of members attending and proxies represented 43 lots.

Business Conducted

Minutes of 1989 Annual Meeting

A motion was made by Stu Eggert to adopt the minutes of the last meeting. The motion was seconded by Jim Rhodes and was unanimously adopted.

Treasurer's Report

Roger Mays gave the 1989 Treasurer's Report noting a \$2584.04 ending balance.

Road Maintenance

Ed Smith opened a discussion of road maintenance expenditures by asking if there were any carry-overs from 1988. Roger Mays reported that there were none. Mr. Smith suggested possibly increasing the road maintenance fees at next year's meeting in order to compensate for a deficit balance in the Road Fund. The possibility of assessing the adjacent homeowner's association for a portion of our road maintenance cost per their use was discussed.

Jim Rhodes motioned that the executive board meet with the developer to establish a fair cost to the new area. Stu Eggert seconded the motion. The motion was unanimously carried.

A question was also brought up that the developer could share a portion of the road maintenance as well as the new lot owners.

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Rosemary Hoyle stated that she owned 14 lots (12 lots and 2 tracts) and is assessed for only 3 road maintenance fees. She stated that she was paying only one (1) fee because her other lots and adjacent development were not equally assessed.

Stu Eqqert motioned that all El Shaddai lot owners pay an equal road maintenance fee for each lot owned. Roger Mays seconded the motion which was unanimously passed.

Ed Smith asked Rosemary Hoyle if she would pay road maintenance on each of her lots if Richard Stover paid on each of his. She stated that she would check into it with her attorney.

Water System

Ed Smith announced that Richard Stover has been advised by the field engineer that our water system meets the standards. The engineer has submitted the necessary papers to the state for official approval and for issuance of a state certificate.

"Tin" Roofs

Mr. Smith also announced that Richard Stover had suggested that the question of metal roofs not be pursued at this meeting as the individuals involved would not be present.

Nathan Browder motioned that metal roofs be permitted as long as they met the local building codes. Leo Gendreau seconded the motion. All approved.

No Hunting

A motion was made by Jim Rhodes that "No Hunting" signs be posted in all areas. Jim Godsey seconded the motion. All approved.

New By-laws

Ed Smith detailed the changes in the by-laws of the Mount Shaddai Homeowner's Association as drafted by the association's attorney, Rudolph Bata, Jr.

Stu Eqqert moved that the revised by-laws be adopted and Leo Gendreau seconded. The motion passed unanimously.

Water Maintenance Agreement

Ed Smith presented the proposed water maintenance agreement with Miller Well Drilling, Inc. The agreement states that Miller will maintain the full system for \$3,000.00 annually. The term of the contract is for five (5) years with a 60 day cancellation clause.

Stu Eqqert motioned that the water agreement be approved. Phil Darling seconded the motion which was unanimously approved.

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Road Maintenance Problems

Leonard Kent reported that David Harvey had refused to pay his 1988 and 1989 road maintenance fees due to the fact that the road to his property is not accessible. Ed Smith agreed to discuss the problem with Richard Stover.

Election of Directors

The election of Directors followed with the following seven (7) people being nominated:

Leo Gendreau
Leonard Kent
Bob Liniger
Roger Mays

Jim Rhodes
Ed Smith
Richard Stover

Stu Eqqert motioned. that those nominated be approved. Rosemary Hoyle seconded the motion which was unanimously approved.

1991 Meeting

Ed Smith asked for approval for the next annual meeting to be held on February 24, 1991 at 2:00 PM. He offered the use of his house as a meeting place. The members concurred.

Adjournment

The meeting was adjourned at 3:30 PM.

Scott Smith
Acting Secretary

MOUNT SHADDAI HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING, 1990

Call To Order

The meeting was held on March 24, 1990, at the home of Jim and Sandra Godsey, 2316 Medford Lane, Brandon, Florida. It was called to order by Ed Smith, President at 3:30 PM.

Attendance

Directors present were:

Leo Gendreau
Leonard Kent
Roger Mays

Jim Rhodes
Ed Smith

Directors absent were:

Bob Liniger

Richard Stover

Business Conducted

Election of Officers

Roger Mays motioned that Ed Smith be elected as President. Leo Gendreau seconded the motion, all approved.

Leonard Kent motioned that Jim Rhodes be elected as Vice-President. Leo Gendreau seconded the motion, all approved.

Jim Rhodes motioned that Bob Liniger be elected as Secretary. Leo Gendreau seconded the motion, all approved.

Leo Gendreau motioned that Roger Mays be elected as Treasurer. Jim Rhodes seconded the motion, all approved.

Adjournment

Roger Mays motioned that the meeting be adjourned. Jim Rhodes seconded the motion, all approved.

The meeting was adjourned at 3:40 PM.

J. Ed Smith
Acting Secretary

Mount Shaddai Homeowner's Association Inc.

Robert G. Liniger, Secretary
4405 West Melrose Avenue
Tampa, Florida 33629

April 24, 1990

Dear Members,

We finally held the 1990 annual meeting. The minutes are enclosed along with the minutes for the first 1990 board meeting.

Highlights of the membership meeting surely include:

Our water system passed the examination and it is about to be approved by the state.

We have completed a water system maintenance contract with Miller Well Drilling to insure that the water system stays in good operating condition.

The new by-laws were approved and a new board of directors elected.

We have money in the bank and are within budget in all areas except for road maintenance, which is slightly over budget. The officers and board plan to look into options for improving the road maintenance funding.

The fees which will be due on January 1, 1991 are planned to be the same as the 1990 fees. By the way, are your 1990 fees paid?

The board re-elected the same officers to serve another term.

I will send copies of the new by-laws and water agreement to you after they are signed and processed by our attorney.

Yes, the wedding was held and I have a lovely new daughter to join our only son. Many thanks to Ed and Scott Smith for filling in on the secretarial duties.

Sincerely,



Robert G. Liniger
Secretary

Ed Smith
President
19252 Blount Road
Lutz, FL 33549

Jim Rhodes
Vice President
107 Floral Drive
Tampa, FL 33612

Roger Mays
Treasurer
15401 Woodcastle Place
Tampa, FL 33612