

Mount Shaddai Homeowner's Association, Inc.

Bob Liniger, Secretary
4405 West Melrose Avenue
Tampa, Florida 33629
813/286-1043

MINUTES -- 1992 ANNUAL MEETING

Call to Order

The meeting, held at the home of M/M Roger Mays, 15401 Woodcastle Place, Tampa, 33612, was called to order by President Jim Rhodes on Saturday, April 25, 1992 at 1:40 PM.

Attendance/Proxies

The following voting members attended:

Nathan Browder (1)	Leo Gendreau (1)
Paul Harvey (1)	Rosemary Hoyle (1) (+ 2 Dev.)
Bob Liniger (2)	Roger Mays (1)
Elmo Neff (1)	Jim Rhodes (1)
Amanda Shaw (1)	Ed Smith (1)
Anna Spinella (1)	Richard Stover (1) (+ 6 Dev.)

Proxies were recorded representing 24 additional votes, and an additional 8 developer lots were represented. The 37 owner votes available (of 71 lots) made a quorum.

Reports by Officers

All members had received minutes for the 1991 meeting. They were approved, as presented.

All members had received copies of the Treasurer's report for 1991. The report was approved, as presented.

OLD BUSINESS

Road System

Several members reported that the roads were in good condition. Richard Stover mentioned that some of the side roads didn't have enough gravel. It was agreed that we would have Joe Wilson inspect the roads and recommend any maintenance required.

Water System

Many members reported problems with the water system. Cande Cuccio, our only year-round resident at this time, has reported many system outages, excessive chlorine at times, slow response to maintenance requests, and discourteous treatment from Miller Well Drilling personnel.

There was considerable discussion regarding the necessity to obtain final state approval of the existing water system - a matter which has been worked on for about the last two years. It was represented to the membership that, in order to obtain

final approval, it would be necessary to install 1,700 feet of 2 1/2 inch line, to expose the existing water tank on two sides, insulate it, and add some block supports. The cost of this work was estimated at \$5,500 - \$3,600 for the pipe and \$1,900 for the remainder. There is presently \$3,300 available in the bank for this purpose. If each owner with water were assessed \$40, that would be sufficient to pay the cost.

Anna Spinella moved that the association:

1. Proceed with the necessary work, but only contingent upon the association having in writing from the state, and any other necessary governmental agency having jurisdiction in this matter, that this work will be sufficient to meet all applicable requirements for final approval; and

2. That each owner with water be assessed \$40 for this purpose, and that the \$3,300 which is presently available in the water account be used to pay for this work, with the understanding that, if the finally determined price exceeds the estimate by any significant amount, the water be brought back to the membership for further approval.

The motion was seconded and carried.

Upon further inquiry by Anna Spinella of what might be expected in the future for water hookup, the membership was informed by Richard Stover and the officers that the existing water system, when approved, would service the entire development, except that the existing well was only sufficient for the first 25 homes and that another well would be required when the 26th home was built. The anticipated cost would be \$10,000 to \$15,000 - depending on the possible depth required. Funds for this purpose were expected to come from the water fees as they were collected in the future, for which the initially set fee of \$775 was now \$990.

NEW BUSINESS

Duke Power Tree Cutting

Rosemary Hoyie stated that Duke Power workers "ruined my lot" by cutting many trees for power lines, and by not removing the fallen trees. We should write to Duke protesting this practice.

Request for Names and Addresses

Bob Linger said that he had received requests from non-members for our name and address list. He requested guidance on our policy. It was agreed that we would not release our membership list to others.

Delinquent Accounts

Roger Mays and Bob Linger stated that there were several delinquent accounts owing substantial amounts. It was moved and approved that they take strong action to collect these - up to and including asking our attorney to help to collect these and/or rescinding the delinquent member's water rights.

Fees for 1993

It was moved and approved that the fees for 1993 remain the same as in 1992, with the possible addition of the one-time \$40 water assessment. These fees will be due January 1, 1993.

Erosion Control

Leo Gendreau's lot has experienced erosion problems because of construction higher up the hillside. Richard Stover suggested that we require that "If you excavate, you must use proper (generally accepted) soil conservation practices.". We will ask our attorney to assist us in formalizing this policy.

Election of New Directors

The following were elected as Directors:

Nathan Browder
Paul Harvey
Bob Liniger
Roger Mays
Elmo Neff
Jim Rhodes
Ed Smith

1993 Meeting

The 1993 meeting is planned for the last Saturday in March.
Note: The meeting was later rescheduled to the first Saturday in April. It will be held again at Roger and Gloria Mays home. All present thanked them for their gracious hospitality.

Bob Liniger, Secretary
May 15, 1992

Jim Rhodes
President
107 Floral Drive
Tampa, FL 33549
813/963-1234

Elmo Neff
Vice President
668 Paradi Lane
Orlando, FL 32825
407/275-1204

Roger Mays
Treasurer
15401 Woodcastle Pl.
Tampa, FL 33612
813/961-4820

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MINUTES -- 1992 ANNUAL MEETING
DIRECTOR'S MEETING AND ELECTION OF NEW OFFICERS

Call to Order

The meeting, held at the home of M/M Roger Mays, 15401 Woodcastle Place, Tampa, 33612, was called to order by President Jim Rhodes on Saturday, April 25, 1992 at 4:10 PM.

1992 Directors

The following were elected as Directors at the annual meeting:

Nathan Browder	Paul Harvey
Bob Liniger	Roger Mays
Elmo Neff	Jim Rhodes
Ed Smith	

Election of Officers for 1992

Ed Smith moved that the same officers be reelected to another term.. Nathan Browder seconded the motion and, after the old officers agreed to serve again, it was passed unanimously. The officers for 1992 are :

Jim Rhodes, President
Elmo Neff, Vice President
Roger Mays, Treasurer
Bob Liniger, Secretary

Actions to be Discussed with the Attorney

Delinquent account collection options, the possibility of creating a special charge for hauling heavy equipment on our roads, and soil conservation restrictions on earth moving jobs will be reviewed with our attorney.

Water System Actions

We will attempt to reach an agreement on the actions necessary to obtain state approval of the water system, and to determine the probable cost as recommended in the annual meeting.

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May 15, 1992

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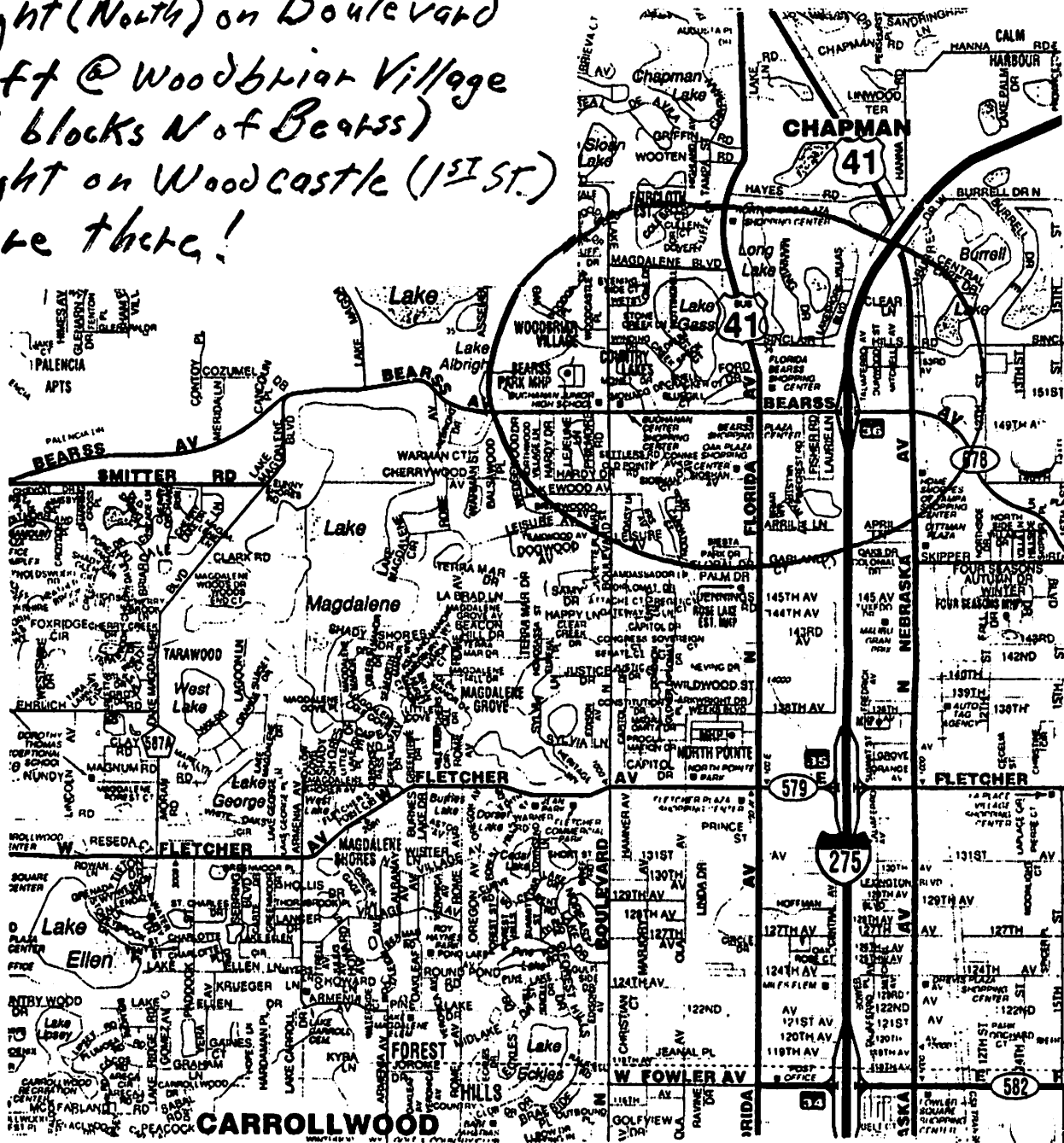
1/2-deposit

Mount Shaddai Homeowner's Association, Inc.

Roger Mays, Treasurer
15401 Woodcastle Place
Tampa, Florida 33612
(813)961-4820

*Kings
Queenepstairs*

1. Exit I 275 @ Bearss
2. Go West to N Boulevard
(School is on far side of corner)
3. Turn Right (North) on Boulevard
4. Turn Left @ Woodbriar Village
(2 or 3 blocks N of Bearss)
5. Turn Right on Woodcastle (1st St.)
6. You are there!



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