

Mount Shaddai Homeowner's Association, Inc.

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

MINUTES -- 1994 ANNUAL MEETING

Call to Order

The meeting, held at the home of M/M Bob Liniger, 4405 West Melrose Avenue, Tampa, FL 33629, was called to order by President Jim Rhodes on Saturday, June 4, 1994 at 2:30 PM. It was not possible to hold the April meeting originally planned at the Spinella home.

Attendance/Proxies

Voting members representing 12 lots were present and proxies representing an additional 26 lots were received. The combined total of 38 lots constituted a quorum.

Reports by Officers

The minutes for the 1993 meeting were read. They were approved, as presented.

All members had received copies of the Treasurer's report for 1992. The report was approved, as presented.

OLD BUSINESS

Road System

The roads were reported to be in good condition and no major problems have been reported.

Additional gravel and grading are planned for the coming year.

Water System

No major problems have been reported with the water system since Cherokee Well Drilling has taken over system maintenance. We plan to continue to use this contractor. The fees are covering all routine maintenance and we are slowly building a fund for future enhancements. It has not been necessary to assess the authorized \$40.00 one-time fee and we do not expect to in the near future. It might be required for system improvements in the future, but Cherokee does not recommend any immediate action.

Attorney Status

Russell Bowling is no longer our attorney. He was not able to devote sufficient time to our business. We are searching for a new attorney once again. Several of the members present offered to attempt to find suitable candidates and to provide their names

to the officers.

NEW BUSINESS

911/Emergency Services

Limited progress has been made on the new map. Copies of the current data were available for member review and update. The new 911 service is not available yet at El-Shaddai, but work is progressing in Macon County.

Miller Well Drilling Claim

The Miller Well Drilling claims have been settled in full in an agreement negotiated by President Jim Rhodes. We will do no more business with them.

Cherokee Well Drilling Agreement

The agreement with Cherokee will be continued, as is. The \$15.00/mo paid for lots with a home covers routine system operation. The fees on the remaining lots are covering the non-routine items and is providing for the future requirements.

Combining Mount Shaddai and Whispering Springs Associations

There was considerable discussion about combining our association with the Whispering Springs group. It was felt that this might have advantages for road maintenance, but not for water. Several members present agreed to talk with people that they new to see if they would be interested. No formal action was taken.

Liability Insurance

Several members expressed concern that we have no insurance coverage for officers or the association to cover any liability claims that might occur. We do not know North Carolina law regarding this matter. We plan to research this matter and to take appropriate action.

Quorum Requirements

We have had difficulty securing a quorum for the annual meetings. Many members have not responded to either notices or reminders in order to provide a 50% plus 1 quorum. Research indicated that we could set the number required through a general vote. It was moved that the quorum requirement be set at 33 1/3% plus 1 for future meetings. This motion was approved by a majority vote.

Co-Secretary Request

Bob Liniger said that he was in the process of selling his Tampa home and building a retirement home in El-Shaddai. This further complicated his workload as Secretary, and he requested that a Co-Secretary be found. He suggested that Anna Spinella had already been a great help and asked if she would consider the job. Anna said that she would accept if, and only if, the Association has proper insurance. We agreed to proceed on this

Because the new agreement is based on actual houses served, the monthly fee schedule was changed to \$6.00 per/lot (same as before), plus an additional \$9.00 per house (\$15.00 total with house). It was moved and approved that this new schedule be used and billed annually, starting in 1994.

It was decided that we would ask Cherokee Well Drilling for their recommendations on modifying the existing water system to meet all state standards. We have not assessed the previously approved \$40.00 one-time water upgrading fee at this time. It was voted to charge this fee, if needed in the future.

Attorney Status

We have selected a new attorney, Russell Bowling of Franklin to represent the association.

NEW BUSINESS

911/Emergency Services

It was reported that 911 service was being established in our area. It was moved and approved that we cooperate with the authorities in any way needed to help in this activity. A committee was formed to help complete the new road map and to work with the 911 group. Members volunteering were Anna Spinella, Sandra Godsey and Bob Liniger.

Miller Well Drilling Claim

Our attorney is to help us settle any and all claims that Miller has against the Association for repairs which were not authorized, but may have been needed. We do not believe that the charges are appropriate, but do want to settle the matter. The officers were authorized to take the necessary action.

Fees for 1994

It was moved and approved that the fees for 1994 remain the same as in 1993, except for the additional water fee for lots with houses. A the one-time \$40.00 water assessment, and a \$20.00 one-time road assessment are authorized, if needed. There are no immediate plans to collect these one-time fees. These regular fees will be due January 1, 1994.

Election of New Directors

The following were elected as Directors:

Nathan Browder
Paul Harvey
Bob Liniger
Roger Mays
Elmo Neff
Jim Rhodes
Amanda Shaw

Pot-Luck Lunch

All members present agreed that the Pot-Luck Lunch was a wonderful idea and that it would be a fine addition to future meetings. Roger and Gloria Mays were sincerely thanked for their warm hospitality.

1994 Meeting

The 1994 meeting is planned for the first Saturday in April. It is to be held at the home of Joe and Anna Spinella.



Bob Liniger, Secretary

Jim Rhodes
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Vice President
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Roger Mays
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