

**VILLAGE WOODS CONDOMINIUM ASSOCIATION  
MINUTES OF ANNUAL MEMBERS MEETING  
FEBRUARY 11, 2013**

The Annual Membership Meeting of the Village Woods Condominium Association was held on February 11, 2013 at 10:00 a.m. at Beacon Woods Civic Center, Bayonet Point, Florida.

The meeting was called to order at 10:05 a.m. by Dan Brown who acted as Chairman. Directors present were Dan Brown, Bob Lehmann, Jim Beebe and Rick Lauder. Bob Abraham was absent and excused.

Notice of the meeting was posted in accordance with Florida Statutes.

The first item of business was verifying the Proof of Notice and certifying of proxies and members in attendance to establish a quorum. A quorum was established with 95 members present by proxy or in person.

The next item of business was the reading and approval of minutes from the Annual Meeting held February 13, 2012 and ***it was***,

**ON MOTION:** Duly made by Bob Lehmann, seconded by Jim Beebe and carried unanimously by all those present.

**RESOLVE:** To approve the annual meeting minutes of February 13, 2012 as read.

**Reports of Officers**

Dan Brown discussed residents leaving items at the dumpsters, including large empty boxes that will not be picked up by the garbage company. A brief discussion followed on the difficulty of opening the larger bins, with management to check into resolving the issue. Dan also gave a brief update on the foreclosed unit.

Jim Beebe gave the annual report on work that has been completed – report attached.

Discussion followed with many questions and answers from the floor, with a majority of the questions pertaining to landscaping.

**Treasurer's Report** – Bob Lehmann, report attached.

**Reports of Committees**

Landscape Committee – Lee Webster gave an update on what will be done at the entranceway.

Welcome Committee – Lee Webster gave an update on what the committee is doing and thanked Rick Lauder for the new form, which will be included in the new packets.

**Unfinished Business** – None

**New Business**

**Election of Directors**

Tina Schaub stated that there were only three residents that put in their notices of intent for the three open positions, those being Bob Abraham, Dan Brown and Rick Lauder and therefore by acclamation became the new Board members.

Tina Schaub stated the 2013 Board of Directors members are Bob Abraham, Dan Brown, Jim Beebe, Bob Lehmann and Rick Lauder.

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Tina stated that after the annual meeting an organizational meeting will be held to appoint the Officers.

The floor was open for discussion.

There being no further business to come before the Members *it was,*

**ON MOTION:** Duly made by Jim Beebe, seconded by Rick Lauder and carried unanimously.  
**RESOLVE:** To adjourn the Annual Membership Meeting at 10:39 am.

Submitted by:

Approved by:

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Tina Schaub, LCAM  
Management & Associates, Inc.

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Dan Brown, President  
Village Woods Condo Association

**VILLAGE WOODS CONDOMINIUM ASSOCIATION, INC.**  
**ORGANIZATIONAL MEETING**  
**February 11, 2013**

The Organizational Meeting of the Village Woods Condominium Association, Inc. was held on February 11, 2013 at Beacon Woods Civic Center, immediately following the adjournment of the Annual Meeting.

The meeting was called to order at 10:41 a.m. by Tina Schaub who acted as Chairperson. Directors present were Dan Brown, Bob Lehmann, Jim Beebe and Rick Lauder, with Bob Abraham absent and excused.

The only item of business was the election of Officers for the Board of Directors. ***It was,***

**ON MOTION:** Duly made by Bob Lehmann, seconded by Rick Lauder and carried unanimously.  
**RESOLVE:** To appoint Dan Brown as President.

**ON MOTION:** Duly made by Dan Brown, seconded by Bob Lehmann and carried unanimously.  
**RESOLVE:** To appoint Jim Beebe as Vice President.

**ON MOTION:** Duly made by Dan Brown, seconded by Bob Lehmann and carried unanimously.  
**RESOLVE:** To appoint Rick Lauder as Secretary.

**ON MOTION:** Duly made by Rick Lauder, seconded by Dan Brown and carried unanimously.  
**RESOLVE:** To appoint Bob Lehmann as Treasurer.

Bob Abraham will serve as Director at Large.

Dan Brown	President
Jim Beebe	Vice-President
Bob Lehmann	Treasurer
Rick Lauder	Secretary
Bob Abraham	Director at Large

There being no further business to come before the Board, the Chair adjourned this meeting at 10:47 a.m.

Approved by:

Submitted by:

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Dan Brown, President  
Village Woods Condo Association

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Tina Schaub, LCAM  
Management & Associates