

## **DRAFT MINUTES**

Danforth Property Owners Association, Inc.  
Annual Meeting of Members and Election of Board of Directors  
Wednesday September 12, 2007 7:00 PM  
Location: Hidden Oaks Middle School  
2801 SW Martin Highway, Palm City, FL

It was determined a quorum was present with 123 members present in person and by proxy. Suzie Butler and Beth Goin representing Coastal Community Management were also present.

President Gail Lamborn called the meeting to order at 7:00 PM. Ms. Lamborn welcomed the members present and introduced Board of Directors:

**PROOF OF NOTICE:** A notarized affidavit, which specifically stated that all members of the Association were noticed of the Annual Meeting, was provided.

**MINUTES:** A motion was made to approve the minutes of the 2006 Annual Meeting. The motion was seconded and unanimously approved.

**FINANCIAL:** Treasure Pat Ross informed the members that the Association is in a good financial position at this time. The operating funds total \$93,630.00 with reserves in the amount of \$367,800.00 for total assets of \$461,461.00. Currently there is \$13,000.00 in uncollected assessments. However, the Association's attorney is addressing the delinquent accounts.

**PRESIDENT'S REPORT:** Mrs. Lamborn informed the members of the many projects that had been completed during the past year which included new street signs, painting of the information and stop signs, new bench at the lake entrance, new basketball device at the park, tree trimming, trip and fall hazards of the sidewalks was completed by grinding, pressure cleaning of valley gutters and sidewalks, and new plantings throughout the community. Mrs. Lamborn also thanked the numerous committees that help with the management of the community.

**DRAINAGE REPORT:** Vice President Joe Schneider gave a brief overview of the approved drainage project. An engineer has been hired to film and evaluate all 2.1 miles of storm water drains, the 91 catch basins and the interconnecting pipes of the lakes. The report will give the Association different repair options. In addition to the inspection and report, the engineer will also be analyzing and making recommendations on the water level issues in Dover Lake.

**NOMINATIONS FROM THE FLOOR:** In accordance with Florida Statutes, Suzie Butler asked for nominations from the floor. As there were no nominations from the floor, the members unanimously approved closing the nominations.

**INTRODUCTION OF CANDIDATES:** Suzie Butler introduced the candidates who had volunteered to serve on the Board: Robert Myers, Herb Ross and Joe Schneider. Each candidate spoke to the members present on why they wanted to serve the community.

**ELECTION:** As there were 3 candidates and 3 positions available a motion was made to accept the slate as presented. The motion was seconded and unanimously approved. The Board members for the next year will be Robert Myers, Herb Ross and Joe Schneider.

**OPEN FORUM:** The members asked numerous questions and the Board answered them to the member's satisfaction.

With no further business for the members to discuss, the meeting was adjourned at 8:00p.m. with the Origination meeting to follow immediately.

Respectfully Submitted,

Suzie Butler, LCAM  
For and on behalf of the Board of Directors