

HOMEOWNER'S ASSOCIATION Annual Meeting, 3/16/19





MEETING STRUCTURE

- Administrative Activities
- Reports
- Board Business
- Questions and Comments at End

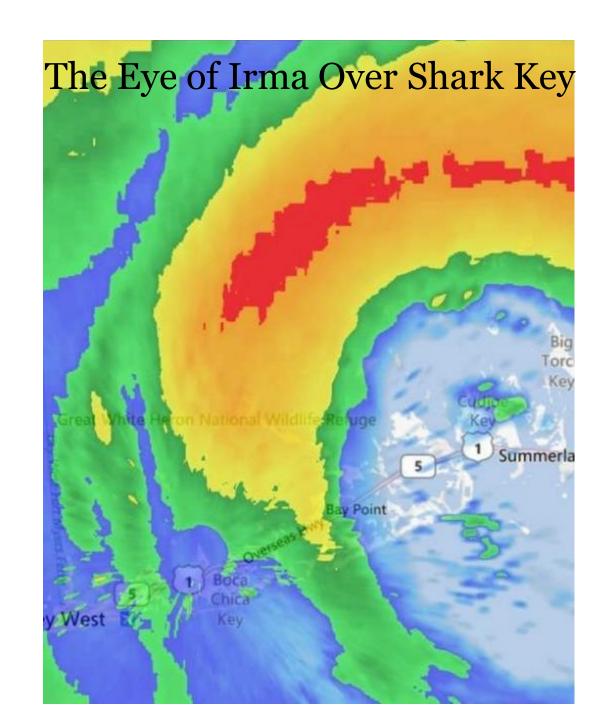


AGENDA

- 1) Certifying Quorum Call to order.
- 2) Proof of Notice of Meeting.
- 3) Reading and disposal of unapproved minutes.
- 4) Reports of Officers.
- 5) Reports of Committees.
- 6) Appointment of Inspectors of Elections.
- 7) Election of Directors.
- 8) Unfinished Business.











The Aftermath









The Aftermath









TODAY







Accomplishments this year

- ☐ Clubhouse, Barbeque, Gazebo and Beach House roof replaced
- ☐ Clubhouse, gazebo, Beach House and barbeque area repainted
- Beach sand restoration
- ☐ Mailbox replacement
- ☐ Column/chain repair
- ☐ LED lights
- ☐ Irrigation system front entrance and clubhouse
- ☐ Entrance way new Landscaping



REGULAR BUSINESS

Security – Gate Still a Problem Roll Out To Continue New Codes and Fobs Up Graded Phone System



Contractor and Delivery Truck access rules
Access hours and ID checks
Contractor's company codes



REGULAR BUSINESS

Working on Better Communication

Shark Key News Letter

Website <u>www.SharkKey.org</u>

Association Calendar

BOD Minutes and Agenda's









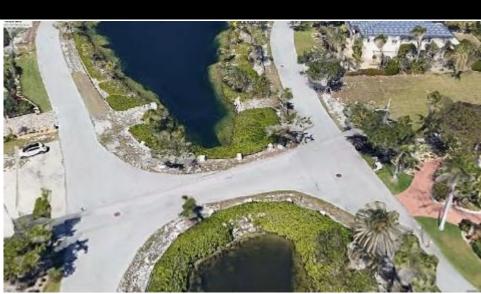
Roundabouts

Community Center



Focal Points







Secretary's Report

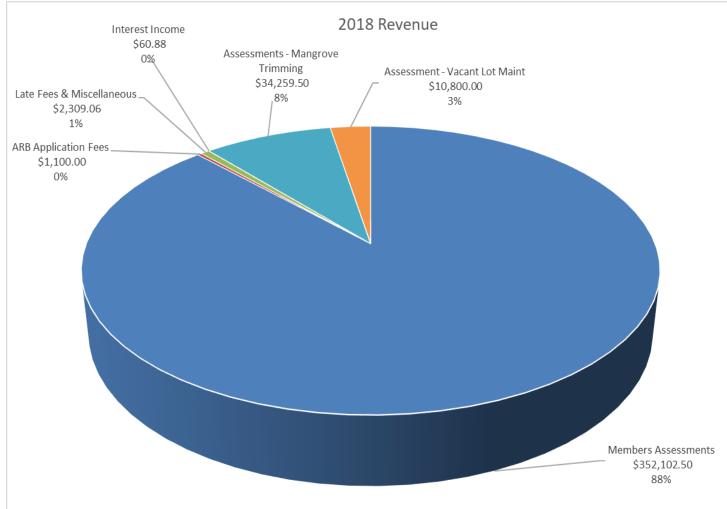


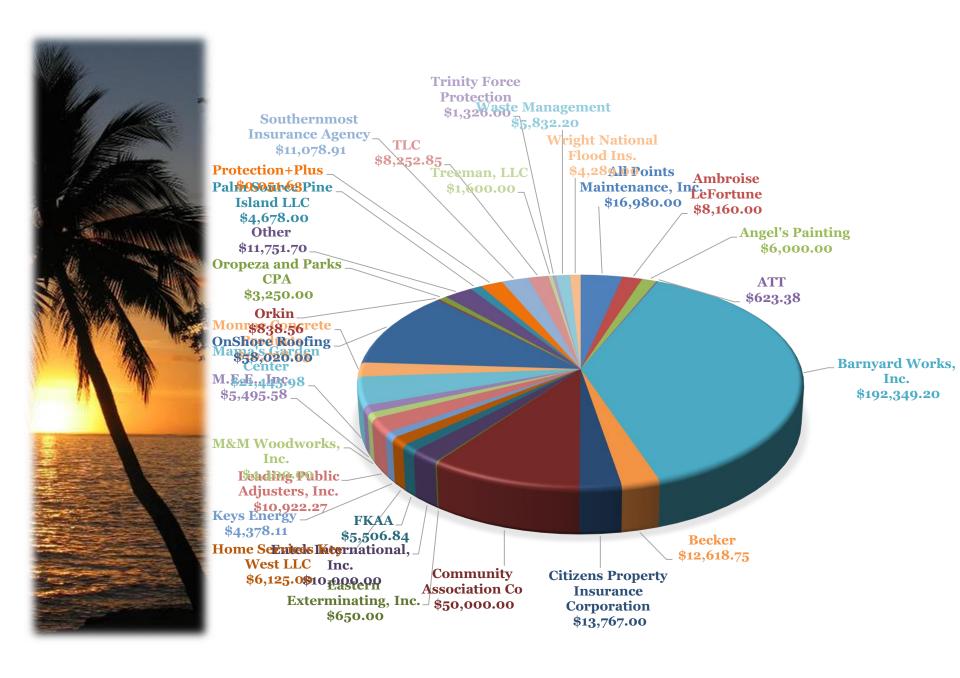
Treasurers Report

- a) Last Year
- b) 2019 Reserves
- c) Auditors Review



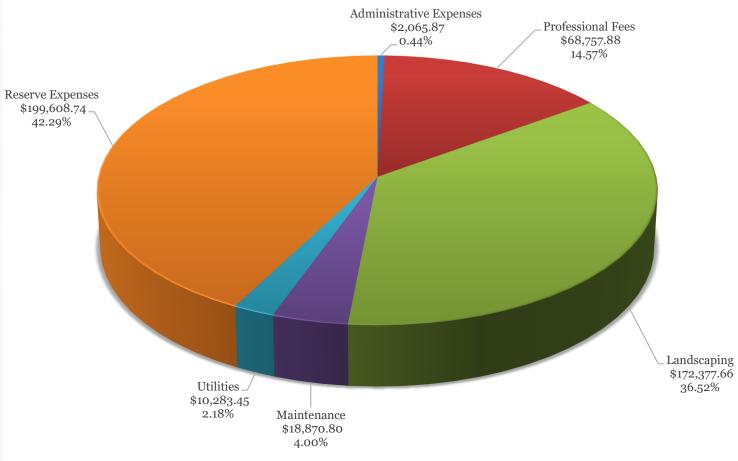
2018 REVENUE





2018 Expenses by Account







Architectural Review Board

Chairman David Green

Member Coreen Adamany

Member Marge Crowley

Member Kim Hainline



Architectural Review Board

Busy Year

New Home Review	2
Major Modifications	2
Minor Modifications	8
Concept Review	4
Legal	1



Architectural Review Board Goals Completed:

Redo All Application Forms
Create a comprehensive
check list

Thank you Coreen Adamany



Architectural Review Board

Goal for 2019

Combine Environmental Control Policies with Exhibit B



Landscape Beautification Committee is now

The Maintenance Committee

Chairman Tom Cullen

Assistant Chair Tawnee Pollner

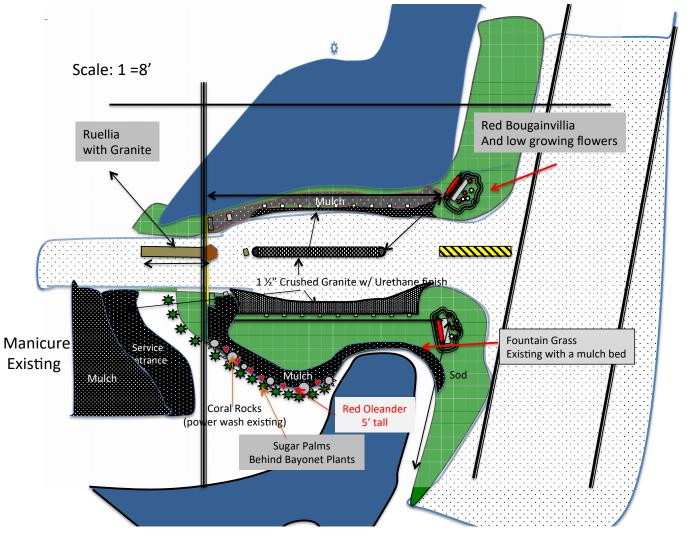
Member Jim Stockles

Board Appointee David Green





Landscape Plan







Demolition









Curbs Before









Curbs After









Irrigation











Contour Edging









Planters





























Service Road & Rear Guard House, Keypad







Recreation Committee In for Immediate purchase New Float





REPORTS OF COMMITTEES

Recreation Committee

Under Review Bocce Ball Court





Recreation Committee

Under Review Pickleball Court





Recreation Committee

Under Study



Boat Marina



NEW BUSINESS

A) Vote to approve in advance use of reserves funds from any asset category for purposes other than that for which they were collected to the extent the Board determines that monies in excess of the amount collected for another asset category is required to address that asset. This vote will take effect immediately and will sunset at the annual meeting March 2020.



NEW BUSINESS

B) Vote on a motion to grant the authority to the Board of Directors to roll over this fiscal year's excess revenues to avoid having that surplus taxed by the IRS as recommended by the Association's CPA.



OPEN DISCUSSION/Q&A

Suggestions are welcome...

