

**HARMONY RESIDENTIAL OWNERS' ASSOCIATION INC.**  
**ANNUAL MEETING**  
**WEDNESDAY, OCTOBER 24<sup>TH</sup> 2018 at 6:00 p.m.**  
**HARMONY GOLF CLUB**

**MEMBERS PRESENT:**

Steve Berube, Jeanine Corcoran, Jason Meisel and Nancy Hills acting as Richard Jerman's representative.

**OTHERS PRESENT:**

Mark Hills L.C.A.M., April Childs L.C.A.M., Pamela Joyce L.C.A.M. of Association Solutions, Don Nguyen and Ryan Fong of DHN Attorneys and members of the community.

**CALL TO ORDER:**

Steve Berube called the meeting to order at 6:15 p.m. and introduced everyone in attendance to the members of the community.

**QUORUM:**

Mark Hills explained that quorum had not been established for the election to continue through the counting of ballots. 244 voting envelopes had been received via US mail, with 7 of those envelopes being invalid. Quorum would require 266 voting envelopes being returned via US mail.

Per the community documents and Florida Statute, Board Members would be appointed by existing Members of the Board during the Organizational Meeting.

**ADJOURNMENT:**

With no further business being able to come before the Board, Steve Berube brought a motion to adjourn at 6:19 p.m. The motion was seconded by Jeanine Corcoran.

**HARMONY RESIDENTIAL OWNERS' ASSOCIATION INC.  
ORGANIZATIONAL MEETING  
WEDNESDAY, OCTOBER 24<sup>TH</sup> 2018 at 6:00 p.m.  
HARMONY GOLF CLUB**

**MEMBERS PRESENT:**

Steve Berube, Jeanine Corcoran, Jason Meisel and Nancy Hills acting as Richard Jerman's representative.

**OTHERS PRESENT:**

Mark Hills L.C.A.M., April Childs L.C.A.M., Pamela Joyce L.C.A.M. of Association Solutions, Don Nguyen and Ryan Fong of DHN Attorneys and members of the community.

**CALL TO ORDER:**

Steve Berube called the meeting to order at 6:19 p.m.

**QUORUM:**

Mark Hills confirmed that there was a Quorum of the Board with 4 out of 5 Board Members present.

As Jeanine Corcoran and Jason Meisel did not want to be reelected to the Board, both tendered their resignations and they were accepted. Mark Hills thanked them for their service to the community and residents of Harmony.

Mark Hills and Don Nguyen explained to all in attendance how the 5 empty Board positions would be filled by appointment. With Steve Berube and Nancy Hills, acting as Richard Jerman's representative, being the existing Board Members, they would remain on the Board and appoint the rest of the Board.

Steve Berube nominated Oraine Williams, Nancy Hill,s acting as Richard Jerman's representative, abstained. Don Nguyen confirmed that this candidate could be appointed to the Board.

Steve Berube nominated Mark Catanese, Nancy Hills, acting as Richard Jerman's representative, abstained. Don Nguyen confirmed that this candidate could be appointed to the Board and Mark Catanese accepted the position.

Steve Berube nominated Cheryl Gelinis, Mark Catanese seconded the nomination, Nancy Hills, acting as Richard Jerman's representative, abstained. Don Nguyen confirmed that this candidate could be appointed to the Board and Cheryl Gelinis accepted the position.

Steve Berube nominated Kimberly Skalyo, Mark Catanese seconded the nomination, Cheryl Gelinis agreed in favor, Nancy Hills, acting as Richard Jerman's representative, abstained. Don Nguyen confirmed that this candidate could be appointed to the Board and Kimberly Skalyo accepted the position.

Steve Berube nominated Kelly Moe, Mark Catanese seconded the nomination, Cheryl Gelinis and Kimberly Skalyo agreed in favor, Nancy Hills, acting as Richard Jerman's representative, abstained. Don Nguyen confirmed that this candidate could be appointed to the Board.

The Board discussed who would take each title on the Board.

Cheryl Gelinias motioned for Steve Berube to serve as President, Kimberly Skalyo seconded the motion. The motion carries with 3 votes in favor, Mark Catanese and Richard Jerman with Nancy Hills, acting as Richard Jerman's representative, abstaining.

Steve Berube motioned for Cheryl Gelinias to serve as Vice President, Kimberly Skalyo seconded the motion. The motion carries with 4 votes in favor, Nancy Hills, acting as Richard Jerman's representative, abstained.

Steve Berube motioned for Mark Catanese to serve as Treasurer, Cheryl Gelinias seconded the motion. The motion carries with 4 votes in favor, Nancy Hills, acting as Richard Jerman's representative, abstained.

Steve Berube motioned for Kimberly Skalyo to serve as Secretary, Mark Catanese seconded the motion. The motion carries with 4 votes in favor, Nancy Hills, acting as Richard Jerman's representative, abstained.

Board positions are as follows:

President – Steve Berube

Vice President – Cheryl Gelinias

Treasurer – Mark Catanese

Secretary – Kimberly Skalyo

Director – Kelly Moe

Director – Oraine Williams

Director – Richard Jerman

Richard Jermain, as the developer will retain his seat. 3 of the remaining 6 Members will serve for a 1 year term and the remaining 3 Members will serve for a 2 year term. Which Board Member serves each term will be decided at the next meeting once the Association Attorney has confirmed how this will be decided.

There were various questions from the floor including why the returned envelopes could not be opened to look at the ballots and how the documents could be changed to reduce the threshold for quorum and eliminate voting via mail.

All questions were addressed and answered by Don Nguyen and Mark Hills.

**ADJOURNMENT:**

With no further business to come before the Board, Mark Catanese brought a motion to adjourn at 7:00 p.m. The motion was seconded by Steve Berube and passed unanimously.