

**West Haven Homeowners Association Annual Meeting
Held at the West Haven Club House, Buckingham Drive, Davenport, Florida
Monday, December 17th 2018 10:00 a.m.**

The Annual Meeting of the West Haven Homeowners Association was held on Monday, December 17th 2018 at the West Haven Club House, Davenport, FL at 10:00 a.m.

Board Members Present: Vickie Weatherly, Richard Fulton and by telephone, Jackie Frowd and Suku Patel.

Also present, Mark Hills L.C.A.M. and Martyn Thorley L.C.A.M. of Association Solutions and a number of homeowners.

The meeting was called to order at 10:07 a.m. by Jackie Frowd. Proof of Notice was presented and a quorum was reported.

Mark reported that Natalie Garcia had resigned from the Board due to work commitments and Vickie Weatherley had kindly agreed to rejoin the Board at short notice.

Jackie Frowd confirmed that the board will be as follows for the next year, being made up by Suku Patel, Jackie Frowd, Guy Novik, Richard Fulton and Vickie Weatherly. These members will serve for a term of 1 year.

The Board titles will be as follows:

- Guy Novik - President
- Jackie Frowd - Vice President
- Suku Patel – Treasurer/Secretary
- Vickie Weatherly-Director
- Richard Fulton-Director

New Business:

Mark Hills asked the Board members if they had any new business to discuss. As there was no new business to discuss, Mark asked the homeowners if they had any questions relating purely to the Developer.

A homeowner asked when the community would turn over to homeowner control. Mark Hills said that the community would turn over when 90% of the lots were sold.

A homeowner asked what are the advantages and disadvantages of being under homeowner control compared to Developer control. Mark said that the disadvantage would be that there would be no further Developer funding. At present if there is a shortfall, the Developer is obligated to make up the funding. When under homeowner control the Board will be solely homeowners, who will make all the decisions for the community. The community will run the same way but with different faces on the Board. Under Florida Statute 720 the Homeowners

Association is a not for profit organization. The Board of Directors has to do what is right for the Association.

A homeowner asked if Bids had been requested for a Reserve Study, Landscaping, Cleaning, Pest control etc, as these had been requested at the Budget meeting? Mark Hills said that the Board had approved the request and Bids were in the process of being obtained. He gave those present a brief update on the progress of the various Bids.

A homeowner asked why it was necessary to have the Hamlet and Manor cabanas cleaned twice per week and if this was done once per week money could be saved. Richard Fulton said that the cleaning was costing \$35 per clean and this was excellent value. Mark said that the HOA are obligated to clean the cabanas more than once per week.

A homeowner asked if there was conflict in having the Management Company represent the Developer. Mark Hills said there was no conflict, as the Management Company represented the Homeowners Association, not the Developer.

A few homeowners said they felt that the Developer Directors were not making decisions with the interests of homeowners at heart. Jackie Frowd reassured homeowners that this was definitely not the case. Mark said that all three UK based Directors voted to Bid out the contracts for landscaping etc-not just the US based Directors. Richard Fulton said that he had looked at charges being made by other landscaping companies and felt that the current deal with Beacon landscaping was an excellent one.

At this point a Deputy Sheriff from Polk County arrived to give a talk on security and crime in the community. Mark said that following the talk if anyone still has questions, himself, Martyn Thorley, Richard and Vickie would remain behind for an informal question and answer session.

There being no further business to come before the meeting, upon motion duly made by Jackie Frowd, the meeting was adjourned at 10:44 a.m.