

The Estuary Homeowners Association, Inc.

Annual Meeting of The Membership

Meeting Minutes

December 10, 2012

Attendees

| | | |
|----------------------|-----|--------------------------------|
| Class A Members | 4 | Units Represented in Person |
| Class B Members | 256 | Units Represented in Person |
| Dixie Carlotti, LCAM | | SouthShore Property Management |

Class B Membership was represented by Betty Valenti and Chloe Firebaugh.
No representations were present by Proxy from either Class A or Class B.

Call to Order

The meeting of the Board of Directors held at the M/I Homes Estuary Model located at 11512 Scarlet Ibis Place in Riverview, FL was called to order at 6:00pm by Betty Valenti.

Proof of Meeting Notice

The meeting notice was mailed to all unit owners November 25, 2012.

Establishment of Quorum

Being that 260 of the 262 total units were represented, the quorum of 10% was established.

Previous Meeting Minutes

Being that this is the first Annual Meeting of the Membership, there were no previous meeting minutes presented for approval.

Report of Officers

- All unit owners should have been provided a CD containing all of the Governing Documents for the Association, including the Book of Standards.
- The Book of Standards was briefly explained.

Old Business

No Old Business currently exists being the first meeting of the Membership.

New Business

- **Rollover of Excess Funds** – In accordance with IRS Ruling 70-604, it was suggested that the Membership hold a vote to rollover any excess funds for the year 2012 to 2013.

***Motion:** To Rollover 2012 Excess Funds*

Moved By: Jeff Barney

Seconded By: Clayton Clark

In Favor: All in Attendance

Opposed: None

Outcome: Motion Carries

Open Forum

Members in attendance were given the opportunity to ask questions and voice concerns pertaining to the community.

Adjournment

Being that there was no further business the meeting was adjourned at 6:20pm.

Motion: *To Adjourn Meeting*

Moved By: *Clayton Clark*

Seconded By: *Theresa Cross*

In Favor: *All in Attendance*

Opposed: *None*

Outcome: *Motion Carries*

Meeting minutes submitted by Dixie Carlotti, LCAM, CMCA