

**Glenlakes Unit One Property Owners Association
POA Board Meeting Minutes
June 13, 2023
Glenlakes Clubhouse**

Attendees: Sara Filley-President
Scott Wiginton - Vice President and Head of ARC
Robin Walker - Treasurer
Bob VanDeWege - Secretary
Ken Fletcher - Board Member
Donna Lowe - Board Member (phone)
Sue Vosloh
Wayne Butler
Butch Zaragoza
Paul Serina

Absent Larry Ballard - Board Member

Sara Filley called the meeting to order at 3:00 p.m.

Review/Approve Meeting Minutes: Bob VanDeWege - Secretary

Security Camera - Dan Thomas

Install security camera at Albatross and County Road 12, Dan explained cost of electric vs solar. Electric Cost with Baldwin EMC install is \$1,357.00, deposit fee \$100.00, along with monthly cost. Electric vs solar camera equip purchase is a wash at pretty much \$1,000. The benefit of solar is no power outages or power surges. Install would be by the retention pond along with a neighborhood watch sign. Motion to go with solar camera Proposed, by Sara Filley, 1st - Ken Fletcher, 2nd - Bob VanDeWege, All in favor motion is carried to purchase solar camera. Motion to proceed with second camera for Lakeview circle Proposed by Sara Filley. 1st -Ken Fletcher, 2nd – Robin Walker, All in favor, motion carried.

Carnoustie Place/New Section Lennar split of POA - Scott Wiginton Presented

As Secretary for the GLU1 POA Board I have decided to capture, to the best of my ability, the meeting discussion from the recording of the meeting.

The detailed meeting conversation will be listed on this document, after the normal Summarized Meeting Minutes.

Bob VanDeWege- Secretary.

Also included is the email sent from POA Board President dated 6/16/23.

Motion was made to explore the details of what would be needed to separate GLU1 into 2 POAs. The GLU1 POA Board voted and approved an exploration into the details of what would be needed, should property owners elect to separate into 2 POAs. The vote was simply to explore options, it was not a vote to separate.

NO GLU1 POA funds were authorized or will be used to conduct the requested exploration. Further, the Board is neutral to the research.

The Board does not endorse or oppose the self-appointed steering committee and understands that to separate into 2 POAs, 75% of all property owners would need to vote and approve the separation.

The Board will take no action without a proper vote and approval from property owners. Should it be found that it is possible to separate, due to the current state of our governing documents, the board will require outside legal counsel to guide us in any separation.

Review /Approval of Minutes – Bob VanDeWege, minutes were approved on June 2nd.

Finance Report – Robin Walker, emailed documents, as of today the balance \$67,798. If you have a chance to review the financials and have questions let Robin know.

ARC- Scott Wiginton –There are outstanding items from last meeting, will discuss at the ARC meeting.

Board Member Email/Document Retention – Sara Filley, President– Working with Robin trying to set up three email accounts: Board, ARC, and President. Another other officer can also create emails to facilitate sharing information.

Governing Document Review/Submission– Scott Wiginton, Vice President & Head of ARC No submission

2023 Special Meeting Election Record to POA Board as previous years – Scott Wiginton, Vice President & Head of ARC – Scott gave ballots to Bob at the beginning of the meeting. Robin has separated all the Treasury and Secretary documentation from Richard Prisbus and provided the Secretary documents to Bob.

New Business

POA Dues Notice – Robin Walker will be sending Dues notice out via email, a few will be mailed (less than 20) on June 15th. These will be sent out on the 15th, due by July 1st as in previous years. A tutorial will be sent. Dues can be paid by check, debit, or credit card. Some of the cost of the fee for credit card charge will be offset by the automatic and accurate posting thru quick books.

Website: website was hacked, and email spammed. Robin Walker stated to make sure all homeowners know that Sara Filley, President will never ask for money. The only request for money will come from the Treasurer. Multiple items have been sent to the website administrator to post on the website, they have not been posted timely and some items not at all. The POA Board will go back to sending out information via email to homeowners. It is unfortunate the website is a tool we cannot utilize.

Request sent to administrator of the website, to add a link to all 7 board member email addresses. To provide homeowners a way to contact the board and ARC.

Open request to website administrator to send ARC Request & Compliance to all ARC board members.

Homeowners requested Summer Yard Sale - One time summer yard sale – All Glenlakes POA's do the same 2 times a year for Community Yard Sale. Request declined by board.

Homeowner requested to allow sheds. – Request declined by board

Meet and Greet – July 29th, 3 pm to 5 pm at Glenlakes Clubhouse. Info sent to the website administrator to add to the website.

Volunteer Committees: We need more people on the Beautification Committee. We would Love to have more homeowners join us. Also need an estimate for landscaping materials, flowers, shrubs for Carnoustie Place sign. We have a Master Gardener that is willing to help.

Sue Vosloh – I will call and ask homeowners to join the Beautification committee. Sue asked who to call. Bob VanDeWege is on board, and on the committee. Please call Bob with questions.

Compliance and Legal Committee: We need help, they could help with the Steering Committee.

All committees are open for more volunteer homeowners.

Meeting adjourned 4:30.

Detailed Conversation captured from the recording of the GLU1 POA Board Meeting

Scott Wiginton will be presenting this information to the board today.

Scott Wiginton-has heard from around the neighborhood from both sides, talk about splitting the POA. Proposal to divide the HOA's. Not the Hatfield's vs. the McCoy's. Both areas have different interests. Guidelines now for ARC Committee are different for both areas Carnoustie and Dornock. Want to propose splitting the Areas of Carnoustie and the Lennar homes. Would like approval of the board to proceed to explore this. Talked to their attorney not much to be done to make this happen. Carnoustie wants to keep the Glenlakes Unit 1 name. Next step, signatures majority (75%) of the neighborhood needs to be on board. Lennar area has not had expenses at this point. Asking for an Ok requested from board to vote on this request. Split the money evenly between the 2 groups. Set up a Steering Committee with three people on each side to work out details and money. Lakeview 6 homeowners to go to Lakeview Estates, not sure if this is do able. Verify that the city will be on board. Steering committee is already asking City and lawyer. Purpose that we do this and take a vote today.

Sara Filley- would like to open this up to the board for questions.

Robin Walker – Polling where does the Steering Committee for Carnoustie Place believe that homeowners will be on board?

Ken Fletcher – Start proceeding with 50% of vote of original section.

Robin Walker –This requires 75% as the governing documents no owner's money is to be spent on this investigation.

Sara Filley: Need 75% of All homeowners to approve to move forward.

Exploration / Investigation can happen, but no homeowner's money is to be spent on this investigation.

This board can vote to move forward to Investigate. We need 75% approval from All Homeowners of GLU1 to move forward with the split.

Robin Walker - Where is the Declarant (Tony) on this matter?

Sue Vosloh - the Declarant has not responded to emails or phone calls and never responds.

Bob VanDeWege - Has the State of Alabama been contacted in regard to making this change?

Scott Wiginton – No the state does not have anything to do with this.

Sara Filley – The Secretary of State of Alabama does need to be involved in the HOA/POA process they have laws regarding POA's.

Scott Wiginton- (Attorney Daniel Craven) Has been spoken to

Bob VanDeWege – How does Lennar handle the split?

Scott Wiginton – Lennar is strictly with your group. Tony gave Declarant rights to Breland/ Lennar.

Robin – There are two declarants either of them could veto this. Tony and Lennar, either one could Veto the split. That would be a whole lot of work and expense if they do this after a whole big process and expense. All the effort could go by the wayside.

Sue Vosloh – You will need to go to Lennar, tell them you want to have separate POAs, go to Ziggy. The still own your POA. Legally they can still say yes, or no. Lennar still owns you. A volunteer to go Lennar.

Sara Filley – How do you get Tony (declarant) to respond?

Sue Vosloh – Tony does not respond. We have done things in the past without his approval. He only owns a house. He has been called two or three times. He does not answer calls.

Sara Filley - Lakeview Estates have those homes been polled or petitioned, in what they want to do.

Wayne Butler – No we were not even notified of this.

Scott Wiginton – We will find out when we petition them.

Robin Walker - Reasons to do this in the past three months are we three months so serviced how are we so broken that we need to separate? since the new POA board that we have to separate?

Scott Wiginton - Different interest, different houses, different lots, new guidelines us vs them, since the beginning. Us and Them. Everything has gone well with the ARC we have completed 95 homes, just fine. We have not had any problems; we have our lots.

Sara Filley - From the beginning David Vosloh has been involved in original planning and developing. He knows everything about anything to do with Glenlakes overall. David was involved with Declarant involved in making the decision to add 200 homes Lennar. Did the homeowners vote to add these 200 homes?

Ken Fletcher - Home owners did not vote.

Wayne Butler – We sought out control - building standards for the 200 homes.

Sara Filley- We Cannot forget about ARC guidelines signed agreement with Lennar. Lennar could disregard ARC guidelines and build substandard homes in Phase 4/5, large concern for this.

Sara Filley – If Glenlakes sought out to control the building standards. We cannot let this go by the wayside. If we go to Lennar they can say oh yeah you did it. Then we can forget about the ARC guidelines because of the signed agreement by David Vosloh. I do not want to lose this to the next Lennar phase. This is good for all of Glenlakes. What is stated is that we are all together.

Sara Filley - Signed agreement with David Vosloh, do not want to lose this for the next phase of Glenlakes. With a new POA what happens to the agreement with Lennar? That was the original intention to keep the Lennar build good. Huge concern to keep this agreement in place. ARC guidelines are enforceable from the agreement, do not want to lose this in the next phase. If that was the intention that Glenlakes Unit 1. My #1 Concern we lose ARC guidelines signed by David Vosloh, that are enforceable to Lennar and Probated. They need to stay in place, we cannot let this go by the wayside. Concerned changing the POA, they can change the building standards. I don't want to lose these building standards. They are good for all of Glenlakes.

Wayne Butler – My concern they could build board and batten homes. They can come in and build lower standard homes, poor quality homes. The homes that back up, to the new homes, could have problems.

Sara Filley – That is a really big concern, we need to keep this in place. We feel like, nothing has changed since you Sought out to have us together. What has changed since then? We have worked hard trying to unify, communicate, send out budgets, everything we can think of to unify. We are trying, we are showing that we are not spending anything, showing the budgets. Showing the money paid in by Lennar homeowners. The Transfer fee was an Excellent thing the prior board did to help cover common area cost. The current board has voted to increase this transfer fee for Phase 4/5, which will help. Honestly, we are trying hard to unify, so when Sue Volosh called me, about the standards I did not like the us vs them dissention. I came up with Glenlakes East as a way to talk about the smaller lot size homes, to put some standards in place. We love living here, we want those standards to stay up. The only intention of the name Glenlakes East, was a naming convention to remove the dissention between old vs new. The past ARC had a couple people, the new ARC has 6 members, with a lot of knowledge that I don't have. This committee is going to be really good, that does not happen overnight. Let's make sure our guidelines are good. Don't' allow things to happen that take the value down. That was my only intention of Glenlakes East name, it was not to create a new POA. If it was up to me, we need to keep the ARC Standards alive with Lennar, we have to keep that guideline, it is probated. Lennar's competition is DR Horton. Nobody wants them to come over here and do the same and build it up. All these houses are going to affect our values if we do this. So I want to clarify what to call it, us vs. them or new vs. old. Maybe the board has a comment about it. We do need a way to specify the smaller lot size houses, they do need to have a guidelines that large size lots do not need. Because we are right on the street, you set back, you can do all kinds of things and nobody sees it from the street.

Ken Fletcher - That is why bought these larger lot houses, we want our space.

Robin Walker – I had big custom houses and acreage of 70 trees. We chose to downsize, no one should think lesser of us because we elected to get a smaller yard.

Ken Fletcher – It is becoming a senior community, like a Margaretville community, within a larger area. Our plots are full of grass keep up our landscaping. You guys have other plans, you want to have ponds,

a lot more accessibility for recreation areas, whatever they be. With a golf course right there to take advantage of.

Sara Filley – I assume nothing has changed from the original David Vosloh development and sought What has changed? The homeowner's benefits they will receive instead of having two insurance policies, auditor, tax person, bank accounts instead it is doubled. If we split. Plus the website and the board has talked about having another portal which takes it up to a better level paying the dues, sending out the votes, it was so seamless in other communities as we have seen. So much easier that all the work that it takes Robin, in the past as per Richard. There are things we can utilize if we are 300 houses compared to 100 houses. Again I'm just one person, the basic question is what has changed, why the difference?

Donna Lowe - May I make a comment please. One of the things I noticed through the changes since the new houses started coming along, there are lots of Expenses that just we did not anticipate. Probably a lot of expense that just cannot be anticipated. It's just a difference of what the needs are within that specific community. We love that you guys are there, we love that are doing things that we have not done, you are having socials that Terrific. Expenditures we don't have the needs to do that. You have 30% green space we don't have 30% green space. You want a fountain in the pond, that is an enormously expensive undertaking. Only the people in that area will benefit from the expense of a fountain. Our original POA has been very hesitant to raise the homeowner fees. It has been if they go up ten or fifteen dollars, they have a come apart. Expenditures so I feel like with the expenditures with expenses going forward our original homeowners are going to be very hesitant to pay more homeowner dues for items that we will not benefit from directly. You guys want that sort of thing, you need that sort of thing, you are paying for a sign, and you are paying your electricity and light bills. We don't have to pay, we already have a sign that was built for us. Part of it is a financial piece; this is what I have noticed over the last few months, in the change in needs in the neighborhood. Those needs are going to continue to change going forward. That the separate POA is going to be more effective to manage that specific needs of that area of the development. When you go into Phase 4/5. Arc and that budget will need to be tailored to take care of things in that area as in our area. We already have these things set up.

Robin Walker - Information very well stated, I appreciate that you have brought forward the issue I expected to hear, and the answer to my questions. It comes down to financial concerns. Certainly, as a finance professional, I get it. I understand anyone here that does not have concerns about financial future, those expenses are coming. The reality is when the agreement was done and Glenlakes Unit One sought out the addition, those places should have been put in place at that time. Why they were not I don't know. All that I can tell you is, all the documents that I have looked at, it was disclosed how many properties, how many ponds, common areas, lights this is not new, to this community. It should have been anticipated why it wasn't, I cannot speak to that.

Scott Wiginton – It was previous boards, we put money towards it and talked about it several times.

Robin Walker – I think that is fair, what I'm really referring to, why did you seek that out, if you saw it coming down the pick, it was rather short sighted.

Sue Vosloh –Perhaps it was, no one had a clue as to what was going on. Having to do all these things with the common lands. I do want to address the ARC standards and I was texting David, he is out of

town, the new HOA will still have that authority. Not HOA but ARC, that will be working a lot to make sure the standards are adhered to. It is specific to the land.

Sara Filley – Are you talking about the Breland ARC agreement?

Sue Vosloh - that will still be your HOA.

Sara Filley - That is a question only an attorney can answer. Unless you are an attorney because that document is associated with Glenlakes Unit One.

I think we can All Agree, we do not want to lose the ARC Agreement. It must stay in place with Lennar.

Sue Volosh – Now the issue about what we want, and what you are going to want, is the money. You guys are going to have a lot more expenses. The question: Do you really feel it is right for us to pay your bills?

Wayne Butler – First I remember when we sought out and desired to take control, to insure the building. I don't like the conversation today. The We vs They. Because I think that we are together in that. Last thing I would like to say, the way Mike Willis ran this organization he did an exceptional job. The communication has been lacking, since Mike left. This new board has done an exceptional job coming aboard. Anybody that disputes, their work and the things they are accomplishing. What is it we are really trying to accomplishing here? I think they really have our best interests at heart.

Ken Fletcher- Yes, we wanted to have control.

Sue Filley – We are trying to work for every homeowner ever since we started. I feel that is true for all the new board members.

Wayne Butler – Scott said something the houses on the end of Lakeview, want to go to Lakeview Estates. Who have you spoken with recently? You have not spoken to me.

Scott Wiginton – We would do that, when we would do a petition.

Wayne Butler – Who have you spoken to recently? Nobody has approached me; this is the first time.

Sue Vosloh – Are you one of the 6 homes down there? We have tried to reach them.

Wayne Butler – Nobody has tried to reach me, you would have reached me.

Sue Vosloh – I don't think anybody tried to contact you.

Sara Filley – That is the point he is trying to make. It sounded like earlier they are being spoken for.

Wayne Butler – Clear back to the election, nobody came to us, would you be interested in voting for us, except Sara and Robin. It made us feel good, we felt totally neglected.

Sue Vosloh – Are you a spokesman for those 6 homes?

Wayne Butler – No, I'm a spokesman for Wayne Butler.

Sue Vosloh – I tried to reach someone over there, I could not get any call backs. I wanted to have you all here, so glad you are here.

Wayne Butler – I heard from Lakeview Estates that we are being offered up. Your husband offered us up.

Robin Walker – I would like to go on record that I would like our community to remain as one. The reason I ran I feel like this board has done a fine job in the 3 months that we have had, we have come a long way. At this point in time I see no reason to make a change.

Sue Vosloh – Robin, just think about the fact that, if you are umm are ok with all the rules and by laws as they are for your group, that is fine. If you want to make any changes you, are going to have a Battle on your hands. Make sure that you are real comfortable with everything. And also, be prepared for the people in the older section many of them, to complain, and bitch, and moan and groan if you raise their POA dues. When we talk about peace and quiet and kindness, you are going to get a lot of disruption and you are going to get a lot of calls. So you guys can decide what you want to do. You may save yourselves a lot of anxiety later down the road. I'm just saying that, putting it out there.

Ken Fletcher – It is going to happen when phase 4 starts behind the Carnoustie folks. If you are in a different HOA, then you will say who cares. (Extreme Noise three or four people talking)

Sara Filley- We care, we all live here, we volunteered to serve. Lennar is coming and will do Phase 4/5. It does not matter, if we are 1 or 2 POA's it will happen.

Robin Walker –Can I ask? Donna Lowe is a remote worker, having been a remote worker and listening to fifteen people talk at the same time. It is very rude, if need be, we can raise our hands and wait for the president to acknowledge you? Donna I apologize.

Sara Filley – for the meeting notes I failed to tell everyone who is in the room. Besides the board Larry is missing. Donna is on the phone, Butch Zaragoza, Sue Vosloh, Wayne Butler and Paul Serina. Paul is speaking now.

Paul Serina – So I hear and understanding, there has been first things about us for the entity splitting. Difference over homes or houses. The largest part is financial, in the end everything is about money. So it sounds like a statement made later on, not so much now. Well, ok so that statement it is going to be really expensive we don't want to occur those things. Where did that money come from in the beginning and what were they earmarked for? If potential due entity the \$300 transfer fees, transfer to us to use them. I have heard talk in meetings about the declarant giving money for phase to help with the future of three, four and five. If that's true and I don't know that. Then that should be looked into too in three four and five has that affect that. I do believe everyone. I moved here one reason and one reason only. I Love homeowners association and not see fake plants in the yard. I like the idea of metal fences to keep in critters and kids. And that is what all of us are saying, and things are kept not with south Florida Jimmy Buffet Margaretville property. Yes, they are smaller pieces of property, but the cost per foot are higher now than a larger home per square foot. Because of the way things are it doesn't matter. I moved everything that I was given and shown was the exclusivity of it living on a golf course and water generally. People want to take care and protect the values of their homes. Certainly we want to do that want to see this in the new phases that are going to go in. Because there is kinda off a learning curve as a process engineer the person sets things up. Not the wildest idea that we would be sitting here talking about these things subdivision we want them to be at least levels above an

expressed home we want because a public golf course. The first group of home Carnoustie homes and starting up Lakeview and Albatross and at least half way and I'm not so sure the thought process of some of the other people discussed or talked about or anything or understand. Responsible, I noticed people are really trying hard to get that. Lay all the cards on the table, Financial this is going to be a sticking point, but does not have to be. Just to maintain a person's back yard, my fence is on the line that is going to cause someone to come in and weed whack. You have three hundred homes and you're going to take that \$15.00 to have someone come and week whack. There is going to be giant expenses, and I'd like to grow more honest in the room. There is no intention to change the standards, if anything because the type of fence size and property it has to be stricter. We want to keep it well maintained and everything looks the same when they drive through well maintained and the same. These people just chose to live in smaller houses and smaller lots.

Sue Vosloh – (Interrupt) Question, is there anything in the bylaws, after a certain point homeowner's approval any oversight, the golf course had another fountain, it was so expensive to run and maintain it I think it was a \$1,000 a month. That the prior board actually closed down.

Sara Filley – The prior board we have not found anything, there should be limitations. We would like to ask the board to put in some spending limits. Because we believe there should be some. We are used to living in communities where the board would present the budget to homeowners for a vote. Ask the homeowners above a certain limit for a vote, we plan to get back to that as a new board. To take some of the concerns off the table, we believe in the board living within a budget. If they can't some times things change in 12 months. If we cannot live within the budget, then go back to the homeowners and asking for a special meeting to ask those questions. We are not going out and spend \$10,000 dollars. As long as Lennar owns the Common area. Lennar has the common area until phase 4/5 are done. So, I'm only one vote, I am not asking for money out of the budget. I want to propose we put some money into a CD. I believe all the money that Lennar homeowners have put in should go to the new section, as we have not spent any money. I believe that homeowners in the new section would say, we keep hearing, we have no control, and we have no costs, so why would we not get all the money put in for transfer fees and dues to cover all the things we have to put in. The original section does not want to pay for new sections, street lights and ponds and common, area maintenance.

That is the financial reason we are being asked for 2 POAs.

Sue Vosloh – No it's not like that there is concern about the board being able to meet the needs of the existing homeowners.

Sara Filley - What needs have we not met in 3 months?

Sue Vosloh – 3 months is not a long time.

Sara Filley – What need have we not meet in the past 3 months.

Sue Vosloh – You are asking a question I cannot answer.

Sara Filley – You brought it to the table.

Sue Vosloh. You are not going to be on the board for 3 months, you are going to be there for years.

Robin Walker – My term is for 2 years.

Sara Filley – My term is for 2 years.

Wayne Butler - You are making an assumption that is not warranted at this point.

Sue Vosloh – I agree

Wayne Butler – You are making assumptions that are down the road yet.

Wayne Butler – I listened to a previous president your husband in a restaurant.

Sue Vosloh – (Interrupted) you are the gentleman.

Wayne Butler – I heard the conversation, exactly what they said.

Sue Vosloh – I don't like you bringing my husband into this when he is not here.

Sara Filley – We are going to need to call this meeting to a vote as a board.

1:05 time

Sara Filley I'm going to propose that we vote as a board on the original request that Scott made out and Sue Vosloh called on: Request is to allow the original Glenlakes Unit One to separate from the new section (is this terminology ok first of all do you all agree or would you like a different verbiage for that?) To make sure we are all on the same page) to create the new POA to only explore, investigate.

The original Glenlakes Unit One to separate from the new section to Glenlakes Unit One to create the new POA only to explore, investigate. No Glenlakes Unit One funds will be used for this process. Zero because we have no budget for the homeowners it is not in the budget. I believe that I would ask the Steering committee that has requested to come back with the expectations of Steering Committee. I think that there needs to be some procedures around this. What is the process? We are not paying costs from the POA so if there are costs, who is paying for them? It cannot be the POA.

Sue Vosloh – This is exactly what we want is to have you guys proceed or not proceed. We would like to have, we will work it out.

Sara Filley – I would like to say one more thing really hard to remain neutral, I want to do what the homeowners want. But I believe that we are all governed by our governing documents. I believe I'm not a lawyer these documents require and somebody needs to check this that it requires 75% all of the homeowners of Glenlakes Unit One to pass this. So the Steering Committee, whoever that might be, is going to have to do a really good job of communicating to all of the homeowners. We will spend all of this time and Butch knows he has trying to get people to show up for a meeting. If we cannot get the homeowners engaged and communicate, we have wasted a lot of time, especially those on the Steering Committee especially. So, if that makes sense to you it's tough, but that's the nugget that is out there.

I would like to propose. So, the board can vote the original Glenlakes Unit One to separate from the new section of Glenlakes Unit One, to create the new POA only to explore, investigate. No Glenlakes Unit One POA funds will be used for this process.

Scott made the motion, Donna are you still on the phone, Ken second.

Donna Lowe – The transfer fees and money that has been generated for the neighborhood, should all that money go to the new POA.

Sara Filley – I did not finish that thought earlier I also believe that the intention of that money was to go all of Glenlakes POA 1, that the \$33,000 that came in from the declarant should be divided by the number of households in total from original and new, all of the households. I believe that all the cost that it takes to make this happen down the road, if it happens. Legal fees, every property has to change the title, all those costs all need to be paid for the Glenlakes Unit One POA from the \$33,000 everything come of that, then it gets divided by the total number of households.

In addition to all the money that Lennar homeowners been paid in for transfer fee and dues, because none of that money has been needed for expenses, because everything has been paid for by Lennar. But those conversations can happen later, as far as the money and the homeowners need to be involved in that. That is one person's thought, since Sue called me on Saturday. It needs to be fair and equitable, this my first stab at it, so to speak.

Robin Walker – One last comment before we vote. I want you all to understand that I am not opposed to this. I want to do what our homeowners want us to do, that is the reason, hopefully that is the reason I ran, hopefully that was the reason I was elected. I am here to support our entire community, whatever that may look like.

Sara Filley – I agree with you Robin that is why we are here! That's why we are here.

Ken Fletcher – I am neutral I live on Lakeview I see you guys a lot more as far as the members I think they would to see what it would entail on this one. We do the research

Sara Filley – We are ready to vote no more discussion, we already have a first and second, All in favor? All I Favor, Motion carries.

Sue Vosloh – Would feel comfortable checking with Lennar before we go forward.

Sara Filley – No ma'am. I will not, I just got to be real, I think we need to ask an attorney. I'm not comfortable without talking to an attorney. Everybody around the table knows the situation I don't think we need to go into it.

Robin Walker– We cannot jeopardize that signed document or we will have Phase 4/5 property that looks worse than what you all believe our homes look today. Potentially town homes and apartments.

Butch Zaragoza– Should this be the investigation team that you do that before anyone goes to anybody investigate two people and they go in and ask all the questions. You're not gonna get an attorney to answer your questions.

Sara Filley – The Steering Committee needs to come back with a process, these are the things, we mentioned the Declarants, Secretary of State, the city, the attorney, who is involved in the Steering Committee what are those questions, what cost, whatever those are they have to come back together.

Sue Vosloh – Let us explore, some verified talk to attorney working together as a group.

Sara Filley – We will put meeting minutes out; we can ask does anyone want to go on the Steering Committee. Exploratory investigating, no money spent, to see if it is possible what it would cost and the procedures around it.

Sue Vosloh – It should be limited to a few people from each side, we don't need twenty or thirty people.

Sara Filley – You have had more time than I have had to think about it you make the suggestion.

Sue Vosloh – Three from each group, put it out at a meeting a let people volunteer.

Sara Filley – Three or four and at least one board member.

Sara Filley, President – Adjourned meeting at 4:25 p.m.