

WHISKEY CREEK CIVIC ASSOCIATION ANNUAL BOARD MEETING

February 8, 2017

President Bernie Lamach opened the Annual Board Meeting at 7 PM. Board members present were: Dennis Rodgers, Karen Tice, Ron Frazer, Kate Gooderham, Paul Matter, Joyce Alexander and Jeanne McCafferty. Absent was Dean Brown.

Bernie welcomed the attendees and reminded them to use the comment sheets available if they wish to express a concern or comment to the Board. We shall allow you three minutes after Kate's presentation. Bernie then introduced Kate Gooderham.

Kate narrated a slide presentation of the Association's achievement during 2016. Highlighted were the purpose of the WCCA, the names and positions of Board members, the various committees and Chairpersons. The Association meets nine months of the year at the Country Club and now has 712 members, 12 of which are new. We coordinate information with the Whiskey Creek MSTBU taxing unit and the neighboring Tanglewood Association. The slides showed who the various speakers were at the monthly meetings: 1) We have decorated the College and McGregor entrances at Christmas time 2) Improved the Whiskey Creek News web site 3) We continue to collect email addresses 4) Name the Lake Contest and christening of Lake Champagne was on June 8th 5) Overseen our WC Pride Group 6) Yard of the month had 11 winners 7) We joined with Tanglewood Assn. for the July 4th Bike Parade 8) Tanglewood joined with us at the Country Club for the Pumpkin Carving Contest 9) Both Associations worked together with the County to mow and take care of the Canal Trail 10) Volunteers Larry and Pam Geiger have made some lovely planting areas along Whiskey Creek Dr with their own plants as well. 11) Dennis has sent 19 deed restriction letters, 16 of them complied; also 24 letters on outdoor pole lights violations. 20 complied. 12) Free little library still actively used.

13) Land Development Code Committee re: Deed restrictions, Dennis stated that they had met with Commissioners Pendergrass and Manning as well as County attorneys looking for help getting some of the deed restrictions that have expired or will expire adopted by the County Land Development code. Our efforts were not successful. Plan B involved retaining an attorney to draft a bill to amend MRTA Act, meeting with State officials, drafted and sent a memo along with the draft bill to the Legislators delegation meeting which Bernie attended. Going forward but may be a while.

Bernie thanked Kate for her narration. We are so fortunate to have so many volunteers, over 100 people involved.

Officers' Report

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Secretary's Minutes

Jeanne thanked Dennis for taking the minutes of the January meeting and emailing them to the Board members. There were no other comments or amendments. Dennis stated that he misspelled the speaker's name. It is Lince and not Prince. Dennis moved to amend that typo. It was seconded by Kate. All were in favor as amended. Move passed.

Treasurer's Report

Karen read the Profit & Loss report of January 11- 2017 through February 7, 2017. Total income was \$100.00, Total expenses were \$296.44 having a net income of -\$196.44. Karen also read our Annual Report for Fiscal Year 2-1-2016 to 1-31- 2017. Our book balance showing total assets of \$120,467.38 and liabilities and equity of \$120,467.38. Cash flow for the reporting period showed income of \$17,907.00 and total expenses of \$15,392.84 for a net income of \$2,514.16. Bernie explained that the large part of the expenses was to cover for liability on land still owned by the Association and for protection of the Board members. Bernie accepted the reports for audit.

Karen also read the annual audit regarding the membership transition. On 2-4-2017, at 2:30PM, a meeting was held between Karen Tice, Treasurer, Jeanne McCafferty, Secretary and Susan Blacketer, an independent third party, former Treasurer.

The purpose of this meeting was to determine that a smooth transition had been made between Ted Gault, the previous Membership Chair, and Karen Tice, the current Membership Chair. This transition took place April 1, 2016. Further purpose was to determine that the membership's and treasurer's records matched as far as money received by Jeanne McCafferty and money deposited by Karen Tice. Susan suggested that we make note of each member's check number. Jeanne has agreed to include the check numbers in her records.

Susan found the transition from Ted to Karen to be seamless and found no discrepancies in the funds. Susan is pleased with our system of checks and balances.

Bernie added that Susan will send him the audit letter which will be included in the Secretary's Minutes. Membership renewals will be mailed next week.

Committee Reports

Yard of the Month

Gordon said that the sign is now on the Cognac home. The month of March home has been selected and the photo sent in. Gordon explained how to place a nomination for the Yard of the Month.

Bernie announced that he regrets to say that Gordon has asked to resign as Chairman of the Yard Committee. He thanked Gordon for his successful endeavors. Gordon

explained what the job entails. There is no Yard award for December due to Holiday decorations. Joyce Alexander and Brenda Durkin help with the selections .If anyone is interested in helping out, it takes about one hour a month.

Deed Restrictions

Dennis stated that he and Bernie met with Senator Kathleen Passidomo and Representative Heather Fitzenhagen regarding the situation with the bill that we are hoping to get passed in our State Legislature. We learned that a bill has been filed in the Senate by Sen. Passidomo relating to the MRTA ACT, We discovered that it doesn't do the job for us as it omitted the portion of the draft bill which our attorney prepared relating to our situation. We just recently learnt that Rep. Fitzenhagen's office has been working on an amendment that will take care of us. Dennis said he just received a copy of the amendment this afternoon and he had a chance to review it and sent a response asking that they understood our situation .The Senator and the Representative will be meeting tonight. What will happen is that the Bill in the Senate will be amended by this particular amendment that will take care of our situation. Then once amended in the Senate, the same Bill will be introduced in the House and will then proceed through both chambers through the Committees. We are hoping the Bill will pass in the Legislature this year and be signed by the Governor.

Once/ if this happens, we will have a process to go through to revitalize the restrictions in each of our 15/16 units. We will need to hire legal counsel for that.

Newspaper Distribution

Jeanne said that she and Bernie are working to reorganize and obtain the updated names and area of all the volunteers delivering the WCNews Elizabeth Chasse has volunteered to be Captain of Area II (Tredegar and neighboring streets) We are very grateful for her help. Jeanne has received calls from volunteers telling her that they found a replacement to take their place when they needed to stop delivering the paper. We still need a Captain for Area III (Sautern, Chablis, Capbern, Baden, and Arvine). Let us know if anyone in that general area would like to help out. She thanked all those who volunteer to help us.

Bernie explained that Seabreeze Communications gives us our copies free because they can tell their advertisers that 2000 issues of that paper are delivered door to door in Whiskey Creek. The more ads they get, the more pages we get to fill in with our own articles so we have a vested interest in keeping the advertising up.

Membership

Karen read the report. As of January 31, 2017, a total of 6 families had joined or renewed their membership in the Association for the year 2017. This total included 3 families enrolled for the first time. A total of \$150.00 has been received, which includes no sales of Whiskey Creek license plates. Submitted by Karen Tice, Chairman.

Board Member Certification Course

Karen said that she and Bernie attended a seminar at Florida Southwestern State College on January 27, 2017. Although the WCCA is not specifically governed by condo and HOA law, much of the information pertained to our situation. Karen was prompted to read our bylaws to ascertain what is required of us. One suggestion was to see what insurance we are obligated to purchase on behalf of the Assn. Only a bond for the Treasurer is specified in our bylaws. Karen suggested that we amend the bylaws to include what is needed to properly cover us. For instance, our Lake, bonding or directors and officers liability and non-owned auto liability insurance. Guidelines would serve future Boards well.

Old Business

Nominating Committee

Ron Frazer, Chair, serving with Paul Matter and Adam Smeigh on the committee presented two names for nomination to the Board. Ron stated that Kate is willing to continue into the next term. Lee Chasse expressed an interest in joining the Board. And Jim McCabe also is interested in being on the Board. Background of both Lee and Jim were given. Ron, on behalf of the Committee recommended Kate Gooderham to be reappointed and both Lee Chasse and Jim McCabe to be appointed to the Board. Having no nominations from the floor, Dennis moved that nominations be closed and that we cast a unanimous ballot for those three that were nominated. It was seconded by Paul. All were in favor and the motion passed. Congratulations to our new members

Land Transfer report

Bernie said that if people wanted to own that strip of property edging their property on the Lake, they would need to do a survey and have the legal work done at their own expense, we would be pleased to deed that strip of land over to them. Bernie signed the legal papers this week for Ron Frazer and the Buckley family. Ron stated that once they take all the signed papers downtown and have the transfers made, he intends to document the steps that were needed to complete this process and will make it available for all. One of the attendees expressed an interest. She will contact Ron.

MSTBU News

Bernie announced the resignation of Wayne Robbins who was responsible for our irrigation needs. He has found a replacement, Steve Shoen. He will be in our listings. Bernie said that John Miller (who helped with bike parade) approached him regarding organizing a 5k walk /run event for Whiskey Creek and Tanglewood. Would the Board have any interest? After some discussion, it was felt that more information was needed as it is a tremendous undertaking. We asked that John contact Kate and Ken to discuss. Dennis moved to adjourn the meeting at 8:15PM. It was seconded by Jeanne. All were in favor and the motion passed. Board members are to stay for election of officers.

Respectfully submitted,
Jeanne McCafferty
Secretary

Election of officers

Meeting called to order by President Bernie. After much discussion by Bernie and others, Jeanne nominated Kate Gooderham as President. It was seconded by Bernie. All were in favor and passed. Kate nominated Dennis Rodgers as Vice-President. It was seconded by Bernie All were in favor and passed. Dennis nominated Jeanne as Secretary. It was seconded by Lee Chasse. All were in favor and passed. Bernie nominated Karen as Treasurer. It was seconded by Jeanne. All were in favor and passed. .Meeting was adjourned.