

GOOSE CREEK HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEETING
APRIL 22, 2004

The first annual meeting was held at Buck Lake Elementary beginning at 6:30 p.m. Marie Eddy, Association Manager called the meeting to order at 6:40 p.m.

Pepper Ghazvini, representing Premier Construction and Fred Saxon from Turner Heritage were present at the meeting.

John Dew, President of the Buck Lake Alliance spoke about the alliance's role concerning the Goose Creek development. John reported that the original developer wanted to put much more homes in the area and the neighborhood groups were opposed to such a development. A lawsuit was won in an appeal by the alliance. Pepper Ghazvini purchased the development when the original developer backed out and agreed to build fewer homes, on bigger lots to include restrictions set forth by the alliance.

John also reported on the Transmission Line project which the City has still not decided on the location, the possibility of the Falls Chase development, and the City's sidewalk/curb project for Buck Lake Road.

Sgt. Christopher Chase of the Leon County Sheriff's Department addressed the speeding complaints from the homeowners. He explained the department's policy of "hit and miss" patrols which has significantly cut down on the speeding issues in other neighborhoods. He also reported that the cost for a speeding ticket may be raised to over \$250 (in a 30 mph zone) with legislation approval this session.

The candidates from the ballot were introduced, Jonathan Burns, Von Knight, Walter Culley and Donna Nichols. Tammy Wentworth was absent due to a family emergency.

Marie Eddy explained the requirements of a quorum for the purposes of holding the election. There are 184 total properties in both phases of Goose Creek. The Florida Statutes allows for 30% for a quorum or lower if stated in the covenants. There were 46 properties represented in person or by proxy at the meeting which did not establish a quorum for voting purposes. The 5 volunteers on the ballot were appointed as the first board of directors by the developer. The board member's terms are for one year. Officer positions are elected by the board of directors.

Other issues discussed included:

The park improvements on Jason Trail in the Fields. Pepper agreed to have the old slab of concrete removed and have all the construction debris and garbage cleaned up from the lot. He originally offered \$2,000 towards the development of this park for whatever the park committee or board of directors decides on. This funding can be combined with a City Grant to further enhance the project. After further discussion, Pepper agreed to give

the community up to \$4,000 for the project. John Dew stated that the agreement with the Buck Lake Alliance did include park space but did not require the developer to build or install playground equipment on the property. Pepper suggested that the homeowners form a park committee and he will attend the meeting to assist the project getting underway.

Several homeowners expressed that their sales representatives promised other items in the development that were not produced.

The covenant requirements and the difference between the two phases, The Fields and The Meadows were discussed. The homeowners are interested to mailing a petition to all property owners asking for their vote in whether or not they should remain as one entity as Goose Creek Homeowners Association as recorded in the covenants, or split the two phases, and act as separate neighborhoods. Pepper spoke with his attorney and he stated that in order to split the association, it would require a 90% approval of the homeowners. Pepper agreed to cover all the legal fees resulting from this petition and having it recorded, if passed.

The issue of whether or not the homeowners present at the meeting could vote the board in was also discussed. Since a quorum was not established, an election could not be held. Marie explained that a majority vote of the homeowners could remove the new board if they so choose. Michele Smith made a motion to halt the appointment of the board. The motion was not seconded. Pepper was asked if he would submit his proxy for his properties so a quorum could be met. Pepper did agree to do so but since several homeowners left the meeting early a quorum was still not established.

The roles of the manager and board members were discussed and explained to the homeowners that were not familiar with this process. All decisions for the community are made by the board members and the manager carries them out. The manager collects the dues and enforces the covenant violations upon direction from the board.

Several maintenance issues were addressed and Pepper agreed to have the rest of the silt fence and debris removed from the area bordering the county park removed tomorrow. He also stated that the construction debris in the neighborhood would be cleaned out by the end of next week.

Marie requested volunteers for various committees and submitted the estimated budget for 2004. The budget will be approved by the board members.

The meeting was adjourned at 7:45 p.m.