

**MARGARET'S WALK
HOMEOWNERS ASSOCIATION
ANNUAL & ORGANIZATIONAL MEETINGS
April 25, 2011 @ 6:30 P.M.
Conference Room
FLEMING ISLAND PLANTATION AMENITY CENTER
2300 Town Center Blvd.
Fleming Island, Florida**

I. CALL TO ORDER AND CERTIFY A QUORUM

Ms. Young called the organizational meeting to order at 6:30 P.M.

Present:

Don Christofoli

Bill Korn

Mike Brady

Also Present:

Carol Young, **Community Association Manager**, Severn Trent Services

Several Residents

Attendance was taken and a quorum of the Board was established.

II. PROOF OF NOTICE OF THE MEETING

Notice of the meeting was posted 48 hours in advance on the community message board, the website and mailed to the membership.

CERTIFYING A QUORUM FOR THE ANNUAL MEETING

A quorum was not established as only 28 proxies were received, which was less than the required 30% needed for the quorum. No annual meeting held.

Notes:

APPOINTMENT OF BOARD OF DIRECTORS

Ms. Young pointed out even though there was not a quorum of the membership, Michael Brady who was the only member of the BOD, could make appointments.

Mr. Christofoli understood that if there was no quorum, the existing BOD would remain on the BOD. Ms. Young explained that the remaining BOD member, which was Mr. Brady would appoint the members to serve on the BOD.

Mr. Christofoli pointed out that according to the covenants, the current BOD would remain in place until a quorum was reached, which was what they did last year.

Mr. Christofoli preferred not to be on the BOD, but will serve until someone can take his place.

Ms. Young offered to reschedule the annual meeting, however it would cost \$250 to get 54 members. Alternatively, Mr. Brady can appoint the members who wanted to stay on the BOD.

Severn Trent Management Services

Frank McCarthy volunteered to serve on the BOD.

Mr. Christofoli expressed concern about disagreements he and the BOD had in the past with Mr. McCarthy.

Mr. McCarthy pointed out that he has seen disagreements with the current BOD members and residents and confrontations were not unusual and would continue if there was a confrontational issue. A resident pointed out that one instance was not indicative of a constant behavior issue.

Mr. Korn was willing to remain on the BOD and appoint Mr. McCarthy as the fourth member of the BOD. Mr. Christofoli agreed as long as Mr. McCarthy followed the rules.

Mr. Brady appointed Don Christofoli, Bill Korn and Frank McCarthy to serve a two year term on the BOD.

There being no further nominations, the nominations were closed and the election meeting was adjourned.

Mr. Christofoli reconvened the organizational meeting at 6:59 p.m.

Present:

Don Christofoli
Bill Korn
Mike Brady
Frank McCarthy

Also Present:

Carol Young, **Community Association Manager**, Severn Trent Services

Attendance was taken and a quorum was established.

Mr. Korn requested that the current officer structure remain the same.

A motion was made by Bill Korn seconded by Michael Brady; to elect Mr. Christofoli as Present, Mr. Korn as Vice President, Mr. Brady as Secretary/Treasurer and Mr. McCarthy as Director with all in favor, motion carried.

Mr. Korn agreed to continue serving as Vice President. Mr. Brady will serve as Secretary/Treasurer.

There being no further business, the organizational meeting was adjourned.

Carol Young, LCAM
Severn Trent Property Management
For Margaret's Walk HOA