

**Mariner's Valley II Maintenance Association**  
**2013 Annual Membership Meeting Minutes from March 28, 2013**  
**Final**

Board Members Present: President David Belatti; Vice-President /Treasurer David Monk; Secretary Barry Stieglitz ; James Calhoun. Absent: Jessie Koppel.

Three homeowners present.

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Belatti called the meeting to order at 1803 hours.

Belatti made a motion to forego a review of the Association history. Seconded by Calhoun. No discussion or opposition.

Belatti reviewed several old business items on the agenda, including:

- The Association will continue to provide a copy of the bylaws to new homeowners.
- The Association will continue to use David Latham for audits. Copies of the audits are available for inspection upon request.
- The Association will continue to use All Trees for tree trimming in the common areas. No other company has outbid All Trees for this contract. They will trim just before hurricane season begins.
- The proposed budget was shared. All line items are currently as projected.
- The Association will continue dues at the current rate.
- Calhoun will continue to collect bids for repair or replacement of the deteriorating common area signs.
- No other old business was discussed.

New business:

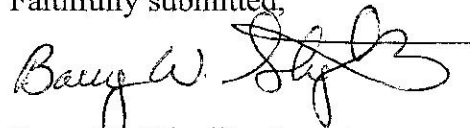
- A homeowner asked and stated:
  - When the lease on the common area expires? Belatti answered 35 years.
  - If the Board or Association has ever asked if the community wants the “green belt” or considered terminating the lease on the common areas early?
  - That when the homeowner’s residence was purchased the title company failed to mention the Maintenance Association’s existence.
  - The homeowner said offense was taken at a past public discussion with Belatti of Association dues status.
- Another homeowner interrupted to say a lawsuit was being filed against the Association because a home equity line of credit was denied due to the lien placed on the homeowner’s residence by the Association [for failure to pay his dues for a number of years].

*Secretary's Note: At this time the first homeowner complained that the second homeowner had interrupted when the second homeowner became disruptive, became intimidating to at least the author (standing up over Board members, pointing a finger, making threats, etc.) and the author was unable to continue to take thorough notes. The police arrived shortly thereafter.*

Calhoun called for closure of the meeting at 1820 hours due to the disruption and inability to complete the Association's business. Seconded by Belatti. No specific opposition to adjournment was heard at the time, although after the meeting was adjourned the first homeowner again commented that all concerns were not raised or addressed during the meeting due to the disruption.

*Secretary's Note: Although the meeting had been formally adjourned, the first homeowner was provided another copy of the Association bylaws and answers contained therein to questions about calling special meetings, etc. were pointed out.*

Faithfully submitted,

A handwritten signature in cursive script, appearing to read "Barry W. Stieglitz", written over a horizontal line.

Barry W. Stieglitz, Secretary