



# CRECIENTE CONDOMINIUM ASSOCIATION, INC

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## OFFICIAL MINUTES ANNUAL MEMBERS' MEETING

**NOTICE WAS HEREBY GIVEN, in accordance with the Bylaws of the Creciente Condominium Association and Florida's Condominium Act, that the annual meeting of members was held at the following date, time and place:**

**Date: January 4, 2010**  
**Time: 7:00 p.m.**  
**Place: Community Room**  
**Creciente Condominium South**  
**7150 Estero Boulevard**  
**Fort Myers Beach, Florida 33931**

### Call To Order:

Gail Carpenter called the meeting to order at 7:00 p.m.  
Edith Miller, submitted a Proof of Notice Affidavit verifying that this meeting was mailed or hand delivered on December 11, 2009 in accordance with Florida Statute 718.  
Election Chairpersons, Joe and Maraby Allardt verified that they received 106 proxies/ballots and a quorum was established.

### Reading and Approval of January 5, 2009 Meeting Minutes:

A motion was made by Howard Ray and seconded by Becky Werner to waive the reading and approve the minutes from the Annual Members' Meeting held on January 5, 2009 as presented. Motion unanimously passed.

### Counting of Proxy/Ballot:

Election Chairpersons, Joe and Maraby Allardt announced the results of the ballot questions as follows:

Unit #	Ballot Received	Proxy Received	YES - ROLLOVER	NO- ROLLOVER	YES - WAIVE RESERVES	NO - WAIVE RESERVES	YES - POOL TEMP	NO - POOL TEMP
South	0	40	38	0	2	35	8	30
North	4	42	45	1	4	39	14	32
East	0	20	19	0	2	17	8	12
<b>Total</b>	<b>4</b>	<b>102</b>	<b>102</b>	<b>1</b>	<b>8</b>	<b>91</b>	<b>30</b>	<b>74</b>

### Reports of Officers:

President Carpenter welcomed all owners and encouraged Association members to become involved by signing up to serve on a Committee.

Vice-President Dalton had no report but wished everyone a Happy New Year.

Treasurer Papierniak reported that the preliminary review of the 2009 expenses for the 12 months ending December 31, 2009 indicates that we should under spent the budget by approximately 2 1/2 %

### **Reports of Committees:**

Budget & Finance Committee – no report given

Buildings & Grounds – Jeff Werner reviewed the 2009 items that were recommended by the Building and Grounds Committee and forwarded to the Board for approval.

Landscape – Gail Carpenter reviewed the items that were recommended for action to the Board by the Landscape Committee in 2009.

Insurance – Dick Werner reviewed the cost of insurance premiums for 2009. Total increases were approximately \$33,000. Dick also reminded owners of the new law change requiring Associations to request proof of HO6 insurance from all owners.

Documents - Jeff Werner reported that the Documents Committee worked on updating the Creciente Rules and Regulations in 2009. In addition, the Committee met to develop a Petition template and instruction sheet for owner use.

Owner Review – no report given

Decorating – no report given

Elections – no additional report given

Social – Sally Kelley thanked the Board and management for all of their support to the Social Committee and asked that other owners to join the Committee.

Disaster/Security- no report given

### **Unfinished Business:**

No unfinished business discussed

### **New Business:**

Unit Owner Jay Weiner suggested that the Creciente become more involved in getting the attention of the legislature with hopes to control the cost of insurance on coastal properties.

### **Adjourn:**

A motion to adjourn was made by Sonia Dalton and seconded by Ken Nagel to adjourn at 7:50 p.m.

Gail Carpenter announced that the re-organizational meeting would convene after a short break.

Respectfully submitted by,

Edith Miller  
Secretary