

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS OF
THE GOLF VILLAGE AT ADMIRALS COVE MASTER
PROPERTY OWNERS ASSOCIATION, INC.**

The Annual Meeting of The Members of GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC. was held at the 27 West Patio, Golf Village Clubhouse, Jupiter, FL 33477 on Wednesday, March 20, 2019 AT 3:00 P.M.

The following Board Members were present:

Neil Schlackman, President
Gary Bard, First Vice President
Janis Lax, Second Vice President
Paul Keenan, Secretary
Wallace Graham, Treasurer

Also present were Peter Moore, General Manager/COO of Admiral's Cove Master Property Owners Association, David Cockrum, Director of Community Management, Mark Borders, Director of Maintenance, Eric Oto, Director of Operations, Philip Carboni, Home Minder, and Richard Castiglia, Titan, Director of Security.

Neil Schlackman by virtue of his office, called the meeting to order at 3:00 p.m. Mr. Keenan stated there was a quorum of Members in person or by proxy. David Cockrum confirmed the meeting was duly noticed.

Introduction of Board Members: Neil Schlackman introduced the Board of Directors, the POA, and the Security team to those members present. Dr. Schlackman complimented Titan Security and the POA staff for the level of service and attention the residents of Golf Village receive. Dr. Schlackman thanked David Snider and Wallace Graham for their service on the Board these last years.

Approval of Minutes: The reading of the minutes of the 2018 Annual Meeting were waived after a motion was made by Judy Bard and seconded by Margie Barham. The minutes were unanimously approved as submitted.

Reports:

President's Report – Dr. Schlackman briefly updated the Community on the collection matters. Dr. Schlackman reviewed the new homes being built

where the old sales office used to exist, advising the last home was being completed. Titan has begun providing paramedic services for the Community.

Dr. Schlackman advised all present that Comcast has completed laying fiber optic cable in the Community.

Dr. Schlackman advised the Owners the Guardhouse would be taken off a septic system and connected to city sewer.

ADR– Gary Bard reported the ADR Committee received a total of 21 submissions, all of which were eventually approved.

Mr. Bard concluded his report with a thank you to all of the committee members for their service: Ralph Benfante, Alan Landauer, Mel Sotnick, Marguerite Stinson, Dr. Russell Strauss, and Arthur Wolpert.

Security – Mr. Keenan thanked Scott Duchene and Richard Castiglia and the Titan Staff for providing Golf Village a safe and secure year and doing it with competence and courteousness.

Finance – Mr. Graham reviewed the following information with those in attendance. The Balance Sheet (12/31/18) for the year shows:

- a. Reserves - **\$232,494**
- b. Operating Fund – **\$67,853**
- c. Loan Debt – **None**
- d. Revenue – **\$1,826,091**
- e. Expenses – **\$1,745,831**
- f. Budget Variance – **\$80,261**

There is adequate Allowance for Bad Debt related to two collection issues.

Landscaping – Mrs. Lax thanked the Landscape Committee for their efforts all year long.

Mrs. Lax reviewed numerous landscape changes made during the year, to include the removal of magnolia trees along Frederick Small, new shrubs being added around the entrance, and the re-plant of the South Village entrance island.

General: There was some open discussion regarding parking in Golf Village. The Board advised those present they would take the matter under consideration and review the topic at future meetings.

Election Results: Dr. Schlackman announced Paul Keenan and Robert Frutkin were elected for a three-year term.

Adjourn: There being no further business, the meeting adjourned at 3:55 p.m.

Respectfully Submitted,

Paul Keenan, Secretary
The Golf Village at Admirals Cove
Master Property Owners Association, Inc.