

GRAND OAKS MASTER ASSOCIATION, INC.  
ANNUAL MEETING OF THE ASSOCIATION

**APPROVED MINUTES**

Dec. 20, 2006  
Land O' Lakes Community Center  
5401 Land O' Lakes Blvd  
Land O' Lakes, Florida 34639

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I. CALL TO ORDER:

The Annual Meeting was called to order at 7:30PM by President John Santoro. The remaining board members were introduced: Bryan Diehl, Jim Morris, and Carlos Carrero. John Santoro discussed the achievements of 2005-2006 board and the serious accident involving former Property Manager, Jennifer Mejia. Two female attorneys from Taylor and Carls were present representing Grand Oaks Master Association. Richard Wasilik, Association Manager for Grand Oaks Master Association, was present. Cheri Scobee, Julie DeMelo, and Diane DeMelo were present from Rampart Properties, Inc.

II. PROOF OF NOTICE:

A notarized Proof of Notice affidavit, signed by Cheri Scobee, Community Association Manager, stated that the Annual Meeting was properly noticed pursuant to the By-Laws of the Association and the Florida Statutes. Such Proof of Notice affidavit will be placed in the Minute Book of the Association.

III. ESTABLISHMENT OF A QUORUM:

Cheri Scobee announced that the quorum required to conduct the business of the Association had been established. The quorum was established by 32 residents in person and 86 residents by proxy.

IV. PROPOSED AMENDMENTS:

A. Declaration of Restrictions and Covenants – Article 12.13 – “Should the Association agree to change the ACC Screen Enclosure/Lanai Restriction to allow for a choice between Bronze or White Aluminum?”

The results were 69 in favor and 37 opposed. Amendment failed.

B. Declaration of Restrictions and Covenants – Article 12.36 – “Should the Association agree to remove the ACC requirement for a fence to be put in place when installing a play set or shed?”

The results were 38 in favor and 68 opposed. Amendment failed.

V. ELECTION OF DIRECTORS:

Kelley Aderhold, Carlos Carrero, Bryan Diehl, Nancy Henninger, Michael Howell, Felicia Politano, Elizabeth Rodriguez, and John Santoro submitted notice

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of intent to run for the board of directors prior to the meeting. (Names listed on ballot.)

- A. Nominations from the floor – none.
- B. Candidates Speeches – Each candidate stood up and provided their background information, previous community experience, and reasons for running for the board.
- C. Election Process – After conference between Rampart and Association attorneys, 63 ballots election ballots were declared invalid. Cheri Scobee of Rampart Properties declared only ballots submitted in sealed envelopes were valid. All residents present at the meeting were then asked to resubmit secret ballots. Previously submitted ballots in envelopes and newly submitted ballots from residents in attendance at the Annual Meeting were counted. Ballots were counted and results certified by: Julie DeMelo, Diana DeMelo, Cheri Scobee, and Richard Wasilik of Rampart Properties.

VI. NEW BUSINESS:

Announcement of Newly Elected Board Members.

Cheri Scobee read the election results. The residents receiving the highest vote tallies were: Nancy Henninger (36), Elizabeth Rodriguez (33), Kelly Aderhold (32), John Santoro (30), and Felicia Politano (29).

VIII. ADJOURNMENT:

The meeting adjourned at 8:15 PM.

Respectfully submitted,

Nancy Henninger  
President (elected Dec. 2006)