

## SIENA OAKS HOA MEMBERS' MEETING MINUTES

NOVEMBER 19, 2008

### CALL TO ORDER/INTRODUCTIONS:

The Siena Oaks HOA Members' Meeting was called to order at 7:15 PM at St. Mark's Church by Mr. Lindsey Smith, President of the Siena Oaks Homeowners Association.

**INTRODUCTIONS:** Mr. Smith introduced the board members, Mrs. Marie Mauceri, Ms. Carol Heuser, Mr. Vincent Lonano and Mr. Al Brown. Mr. Smith also introduced the OPC Management staff Cherylynn Pannebecker, Property Manager, and Billie Intagliata.

**APPOINTMENT OF CHAIRPERSON:** A motion was made by Mrs. Mauceri to appoint Mark Friedman as the chairperson for the Members' Meeting, seconded by Mr. Smith and passed unanimously.

### **APPOINTMENT OF CREDENTIALS COMMITTEE:**

Ms. Heuser moved to appoint Billie Intagliata of OPC Management and Lee Vita, resident of Siena Oaks, as the Credentials Committee, seconded by Mrs. Mauceri and passed unanimously.

### **PROOF OF NOTICE OF MEMBERS' MEETING:**

Mr. Friedman reported that the notice of Members' Meeting was mailed or hand delivered to each owner at the address last furnished to the Association in accordance with Florida Statutes and a copy would be filed with the meeting minutes.

### **CERTIFICATION OF PROXIES:**

The Credentials Committee reported that a quorum of the membership was present with 111 owners represented in person or by proxy which exceeds the required total of 90 owners present.

### **DISCUSSION OF AMENDMENTS:**

Mr. Friedman reviewed the amendments briefly and asked if the owners had any questions. The residents questioned some of the amendments and discussed the various issues. Mr. Friedman encouraged the owners to attend their Board Meetings so that they have a better understanding of the Association's business.

Mr. Friedman stated that the amendments would bring the Association into compliance with the many, recent changes to Chapter 720 of the Florida Statute.

The residents discussed the amendment issue regarding the requirement for licensed and insured contractors. Mr. Friedman stated that no Board Member should be performing any type of work in the Association.


After discussion of all the amendments and a question and answer period a motion was made by Mr. Levy to close the discussions, seconded by Mrs. Meany and passed unanimously.


**RESULTS OF VOTING:**

- |              |        |              |        |
|--------------|--------|--------------|--------|
| Amendment 1  | Passed | Amendment 11 | Passed |
| Amendment 2  | Passed | Amendment 12 | Passed |
| Amendment 3  | Passed | Amendment 13 | Passed |
| Amendment 4  | Passed | Amendment 14 | Passed |
| Amendment 5  | Passed | Amendment 15 | Passed |
| Amendment 6  | Passed | Amendment 16 | Passed |
| Amendment 7  | Failed | Amendment 17 | Failed |
| Amendment 8  | Failed | Amendment 18 | Passed |
| Amendment 9  | Passed | Amendment 19 | Passed |
| Amendment 10 | Passed | Amendment 20 | Failed |

**ADJOURNMENT:**

With no further business to come before the Board a motion to adjourn the meeting was made by Mrs. Mauceri to adjourn at 10:15 PM, seconded by Mr. Smith and passed unanimously.

  
Cherylynn Pannebecker  
Recording Secretary

  
Marie Mauceri  
Association Secretary