

***Kelly Pointe Homeowners Association, Inc.***  
***Board of Directors Meeting***  
***02/17/2016 – 7:00 p.m. – Nocatee Town Center (Small Meeting Room)***

<b><i>BOARD OF DIRECTORS PRESENT</i></b>	Isaac Smolko Carrie Bennett Michael Lucenti
<b><i>MANAGEMENT PRESENT</i></b>	L. Denise Wallace – CAM, President of BCM Services, Inc. Matthew Ciupak- CAM, Vice President of BCM Services, Inc.
<b><i>HOMEOWNERS PRESENT</i></b>	2 Homeowners present
<b><i>CALL TO ORDER</i></b>	Meeting called to order at 7:00 p.m.
<b><i>ESTABLISHMENT OF QUORUM</i></b>	Quorum established
<b><i>NOTICE POSTED</i></b>	Posting of notice in compliance
<b><i>APPROVAL OF MINUTES</i></b>	Minutes from the Board Meeting on 10/28/15 and 11/28/15 were reviewed. Issac made a motion to approve the minutes and Carrie second the motion, approved 3-0.
<b><i>REVIEW JANUARY 2016 FINANCIALS</i></b>	<ul style="list-style-type: none"><li>• The January 2016 Financials were reviewed.</li><li>• Michael made a motion to change the assessments to be due annually from quarterly effective January 1, 2017. Carrie seconded it, motion past 3-0. This will be communicated beginning with the next mailing providing ample homeowners time to prepare to pay annually in 2017.</li></ul>
<b><i>SPRING LETTER</i></b>	The following needs to be included in the 2016 Spring letter: <ul style="list-style-type: none"><li>• The 2016 spring garage sale date from the Social Committee Chair- Ms. Colleen.</li><li>• Garbage cans go on the curb on the opposite side of the driveway from your mailbox, not in the middle of the street.</li><li>• Do not just mow your yard every week during growing season but also edge and weed eat it too.</li><li>• Be courteous to your neighbors with your noise level especially when it comes to barking dogs.</li><li>• Pick up your delivered newspapers daily. Do not let them stack up on your driveway.</li></ul>

***LANDSCAPING BIDS***

Denise and Matthew will put out 3 request for bids for landscaping maintenance at Kelly Pointe HOA. Michael would like for them to contact Neel Landscaping, Inc. too. This will be done.

***PARK DRAINAGE***

The front park has a drainage issue. Several alternatives including adding drains to the park are being reviewed. Management will continue to follow up.

***ADJOURNMENT***

There being no further business, the meeting adjourned at 8:17 p.m.