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## Meeting summary for Broadwater of Jacksonville 2024 Annual Meeting (12/04/2024)

### Quick recap

The meeting involved discussions on organizational meetings, board positions, and the approval of prior annual meeting minutes. The attendees also reviewed the neighborhood's financials, budget, and landscaping plan, and discussed board nominations and concerns about the neighborhood's appearance. The conversation ended with a discussion on the future of the website and the possibility of issuing letters and fines for non-compliance.

### Next steps

- Joe, Bernie, and Lori to meet again to prioritize landscaping items and get pricing for the board's review.
- Allan to call Hulahan and schedule irrigation repairs for the two problematic spots on Coastal View, including diagnosing the Zone 2 issue with the stuck valve.
- Alan (new President) to consider sending out a newsletter in January covering issues such as garbage cans, ARC forms, landscaping, and other community concerns.

### Summary

#### Experiences With Organizational Meetings and Board Positions

Alex, Banning, and Meredith discuss their experiences with organizational meetings and board positions. Alex shares that he attends county organizational meetings for the state party, where procedures like Robert's Rules are strictly followed. Banning mentions a

board he served on where the president and secretary positions were assigned to those who didn't show up, as they were the hardest roles. Alex expresses surprise at a recent meeting where every officer position was contested. Banning states he disliked being secretary but enjoyed being treasurer.

### **Clarifying Quorum and Introductions**

The meeting began with the attendees discussing the number of people required for a quorum, which was clarified as 10. There was some confusion about the count, with Liz suggesting that Tony and herself should only count as one household. Banning confirmed this and also mentioned that he had two proxies. However, they were still one short of the required number. The attendees then went around to introduce themselves and confirm their presence, which helped establish the quorum. The meeting was then officially called to order by Alex.

### **Annual Meeting Minutes Approval**

The meeting was primarily about the approval of the prior annual meeting's minutes. Joe made the motion to accept the minutes, which was seconded by Chris. The motion was approved with everyone in favor. The President, Alex, then discussed his four-year tenure as President, expressing gratitude for the support he received, particularly from Meredith, who served as the treasurer. Alex also mentioned that they had tried to maintain a drama-free environment in the neighborhood. The conversation ended with Alex expressing his eagerness to hand over the presidency to someone else.

### **Neighborhood Finances and Budget Discussion**

In the meeting, Meredith presented the neighborhood's financials and budget, highlighting a delinquent homeowner and the need to finalize some budget outlays. She also noted the increasing pressure on the landscaping budget. The board then adopted the proposed budget with a slight increase in dues. The conversation ended with the announcement of upcoming nominations for board elections and other committees.

### **Landscaping Plan and Irrigation Progress**

In the meeting, Joe discussed the progress on the landscaping plan, mentioning that they have walked the property and gathered information from the water management company. He proposed to get a couple of proposals for the landscaping plan and to start with smaller aspects of the plan. Joe also mentioned that he, Bernie, and Lori need to meet again to discuss priorities and get some pricing. Allan reported on the irrigation issues, stating that he had contacted Richards and Hulahan for quotes, with Hulahan being the most reasonable. He suggested calling Richards to have them fix the two spots giving trouble. Banning recommended doing the irrigation work now as prices go up during the summertime. Alex agreed, suggesting to get everything done if someone is coming out. Allan also mentioned that the Arc requests were running smoothly.

### **Board Nominations and Positions Confirmed**

In the meeting, Alex led the discussion on the board nominations. It was confirmed that there were no new board members and no one was terming out. Meredith expressed her willingness to continue as treasurer. Alan was nominated and seconded for the position of President, with no other nominations. The existing board members, including Alan as President, Chris as Vice President, Joe as Secretary, and Meredith as Treasurer, were confirmed. The team also briefly discussed Chris's appearance on camera.

### **Website Forms and Future Discussion**

The meeting began with Alex expressing his desire to change the term "concerns" to "thoughts" on the agenda, to avoid negative connotations. Bernie raised a question about the website, specifically about the process for submitting forms for house painting. Allan clarified that the latest form is with Lisa and at Banning, and it's a straightforward process. Banning added that if the change is like-for-like, no approval is needed. Bernie then asked about the future of the website, to which Banning clarified that they have no involvement in it. The discussion ended with a suggestion from Alex to proactively send out forms to the community.

### **Addressing Neighborhood Appearance Concerns**

In the meeting, G expressed concerns about the appearance of homes in the neighborhood, particularly regarding garbage and debris. Banning clarified that the law now allows garbage containers to be left out for 24 to 48 hours before pickup, and there's little the community can do after that. Banning suggested sending a newsletter in January to address these issues. Alex and G discussed the possibility of issuing letters and fines for non-compliance, but Banning advised against this, suggesting communication and education as more effective approaches. The board agreed to continue sending letters and to consider a newsletter. Joe made a motion to adjourn the meeting, which was seconded by Allan and Chris.

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