

**MAGNOLIA SQUARE
CONDOMINIUM ASSOCIATION, INC.**

MINUTES OF 2011 ANNUAL MEETING

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The Annual Meeting was held on Tuesday November 15, 2011 at the Largo Public Library, Jenkins Room B.

Present: Ray Biggart, Sarah Hengstebeck, Wayne Jordan, Barb Peacock, Carolyn Sudar, Managers Joyce Adams & Scott Dvorak

Unit Owners present: Sign-in sheet attached

1. Appointment of Inspectors of Elections:

Motion made by Ray Biggart and seconded by Mel Bailey to appoint Stewart Nicholson and Brian Cassin as inspectors. Carried.

2. Election of Directors:

Jim Cornell and Norm Moffitt were elected.

3. Certifying Quorum - Call to order:

The meeting was called to order by President Ray Biggart, at 5:30 p.m. A quorum of 78 members, either present or by proxy were represented.

4. Proof of Notice of Meeting:

Notice of the meeting was delivered to all owners and posted on the property September 16 and October 14, 2011 . Copies are attached.

5. Reading and disposal of unapproved Minutes:

Motion made by Barb Peacock and seconded by Sarah Hengstebeck to approve the minutes of the 2010 meeting as posted. Carried.

6. Reports of Officers:

None

7. Reports of Committees:

None

8. Unfinished Business:

None

9. New Business:

Vote on waiving the statutory financial reporting requirements:

Yes 50. No 18. Carried.

Open forum

A moment of silence was observed for Rita Dale and David Gowans.

Unit #3302 Mel Bailey asked when the clubhouse would be ready for use.

Ray Biggart stated that at the end of October, the Project Manager had hoped the clubhouse would be ready by Thanksgiving. At the time of this meeting there is no new date.

Unit #1401 Remi Ferreira asked why there weren't workers at the clubhouse every day.

Ray Biggart stated that some trades have to wait for others to finish (eg. the electrical has to be finished before drywalling can begin.)

Unit #3101 Jack Chatterton said that few people knew about the planned renovations and there was not enough communication between the Board and owners.

Ray said that there was a Board meeting to discuss whether to proceed with the reno and a further two Board meetings that included the architect.

Jack asked if we could submit e-mail addresses to get updates.

Unit # 3502 Dan Passmore asked if there would be new pingpong and pooltables.

Ray said there would not.

Unit #2702 Wayne Carney requested an updated completion date for the clubhouse reno.

Ray Biggart to follow up.

Unit #801 Wayne Jordan asked if the contractor was wiring the clubhouse for a security system.

Ray replied that wiring was not being installed at this time because all security companies have different wiring.

Wayne requested that we hire a security company now to install wiring before the drywalling is completed.

Unit #3201 Harry Graham asked if a key system was being installed.

Ray replied that a camera system has been installed first.

Harry asked how the reserve fund was increased.

Ray explained that the reserves were funded from the monthly maintenance fees.

Unit #2703 Colin Waters requested that bike stands be installed in front of the clubhouse.

10. Adjournment

There being no further business, a motion was made by Ray Biggart and seconded by Sarah Hengstebeck to adjourn the meeting. Carried unanimously at 6:30 p.m.

Respectfully Submitted,

Barb Peacock
Secretary

Minutes not Approved