

**CARROLLWOOD RESERVE HOMEOWNER'S ASSOCIATION
ANNUAL MEMBERSHIP MEETING
MAY 4, 2004**

The Annual Membership Meeting of the Carrollwood Reserve Homeowner's Association was called to order at 7:18 p.m. on May 4, 2004 at the Northwest Community Church, 14913 Hutchinson Road, Tampa, FL.

Roll Call: A quorum was established with 45 owners present in person or by proxy.

Marsi Fayette and Sean Galaris were also in attendance representing Sterling Management.

Requirement Confirmed: Ms. Fayette noted that the Association had complied by posting notice of the meeting sent by mail 30 days in advance.

Minutes: A motion to waive the reading of and approve the 2003 Annual Meeting minutes as presented was made by Angelo Tarallo and carried unanimously.

President's Report: Lynwood Satcher reported to the Board about the following matters:

- Mailbox installations.
- Estimates on the sign are in progress.
- Collections are good.
- The current financial status of the Association.
- 100 townhomes and 60 single family homes are being built where the trailers were behind the Association.
- MI Homes – the Board refused to grant the right-of-way to tie into the sewer lines.
- Saturday, May 8th is the community garage sale and the gate will be open at 6:00 a.m.

Mr. Satcher fielded questions from the membership regarding several matters including adding cameras to the gates and other ways to keep the gate functioning. Questions regarding Henderson road and access for the new developments was also discussed. Several resolutions were talked about and how to contact the developer and attend the rezoning meeting.

Election of Directors: Sean Galaris addressed the membership for nominations from the floor. Nominations were closed at 7:55 p.m. The meeting was called back to order at 8:10 p.m.

Old Business: Questions were taken from the membership regarding the paving reserve and if a study had been done as to the life of the roads and the cost of repairs. Lois Kostroski made a motion to set a long term plan and obtain estimates to plan for the road repairs, seconded by John Delutrie and unanimously carried.

New Business: Lynwood Satcher reported on an offer to create a community website that had been received from a homeowner. He has been instructed to bring the costs to the new Board.

Several homeowners addressed the tone at which the violation letters are written that have been sent to homeowners.

John Delutrie made a motion to instruct Sterling Management to cease and desist on the current set of violation letters and follow up. Lois Kostroski seconded this motion. The motion failed. Lynwood Satcher addressed the Board and stated that he understood the request for a gentler letter and more time to cure the violation.

Mr. Satcher then turned the meeting over to Sean Galaris from Sterling Management for the election results. The new Board of Directors are as follows:

Lynwood Satcher
John Delutrie
Gil Sainz

Angelo Tarallo addressed the membership and thanked them for his time served.

Adjournment: As there was no further business to come before the membership and Board, a unanimous motion was made to adjourn the meeting at 9:20 p.m.