

TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION

POST OFFICE BOX 3621
TALLAHASSEE, FLORIDA 32315
(850) 528-5043 TowerOaks32303@gmail.com

ANNUAL MEMBERSHIP MEETING MINUTES

APRIL 24, 2023 6:00 PM

LAKE JACKSON COMMUNITY CENTER

1. Quorum established with proxies and members present
2. Proof of Notice
 - a. Certification – Notices were mailed on April 6, 2023
3. Current Board Members: Will Anding, Lawrence Lucante, Kawanzasis Henderson, Miesha Belford
4. 2022 Annual Minutes Approval—Motion to approve the 2022 annual meeting minutes by Will; second by Larry. Unanimously approved.
5. Financials – Management reviewed the financials
 - a. 2022 Year End Financials were presented
 - b. 2023 Budget was presented; motion by Will to approved; second by Larry; Unanimously approved.
6. Covenants, Rules, Bylaws -- Management provided copies of the governing documents. The governing documents can be found on Management’s website at amgtss.com
 - a. Compliance Letters – Larry and Lisa performed a compliance inspection in January. There were around 40 letters mailed to homeowners asking them to pressure wash, paint trim, trim shrubs, remove junk cars, etc. A new inspection was done at the end of April and letters will be sent out this week. There were some homes that had not complied with the first inspection. They will receive a “Second Notice” letter. Total there were another 40 to 50 homes cited. Homes that receive a “Third Notice” will receive a fine notification.
7. Election/Announcement of Board Members
 - a. Will Anding, Larry Lucante and Kawanzasis Henderson volunteered to continue to serve on the Board. There were no other volunteers.
8. Committee Volunteers
 - a. Architectural Control Committee
 - i. Current members: Kawanzasis Henderson and Prince Winston;
 - b. Compliance Grievance Committee – need volunteers
 - i. Duties to serve on a Board to review compliance fines which are challenged by the homeowner --
9. General Discussion/Recommendations from Membership (3 minute limit)
 - a. Sewer Caps on several homes have been broken. Homeowners can buy replacement caps at Home Depot.
 - b. 5593 Tower Wood Trail continues to be an issues with junk cars. Management will continue to pursue having the cars removed. Neighbors complaint about these cars and the homeowner continues to be non-compliant.
 - c. Mailboxes are currently a community box. The Board plans to explore having individual boxes if this is allowed by the post office. K
10. Adjournment 7:00 p.m.

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BOARD OF DIRECTORS MEETING AGENDA

TO FOLLOW ANNUAL MEETING

1. Election of Officers for 2023
 - a. President - Will
 - b. Vice President - Larry
 - c. Secretary – Kawanzasis
 - d. Treasurer - Kawanzasis
2. Lawn Contract – Lawn Pros. Board unanimously approved the bid by Lawn Pros for the community.
3. Adjournment 7:15 p.m.

Copies of Meeting Minutes, Financials and Budgets are available by emailing:
TowerOaks32303@gmail.com