

**Town of Tioga Community Association
Minutes of the Annual Members Meeting
January 27, 2022**

With a quorum present, the January 27, 2022, meeting of the Town of Tioga Community Association, Inc Annual Members Meeting was called to order at 6:05pm by Shirl Regis, President, in the Meeting Hall.

Directors Present: Shirl Regis, Luis Diaz, Trish Reilly, Amber Beckham, Claire Marcussen, and Frank Diaz

Directors Not Present: Beth Rosenblatt

Tioga Community Management Staff Present: Kimi Hines, Debbie Crouch

Visitors: Homeowner's present (see attached sign in sheet)

Proof of Notice:

Discussions:
Shirl Regis reviewed the proof of notice to the attending homeowner's and no questions were asked.

No Motions Made

Consideration of Minutes:

Discussions:
Board of Directors Meeting Minutes from 1/13/22 were reviewed.

***Pg. 3 letter d.) updated average number of homes from 443 to 436. to 2/11/2022.**

Motion made by Luis to approve with the changes, Trish seconds, all in favor. Minutes Approved

Election of Board Members 2022:

Discussions:
Proxies () and ballots totaled, and new board members will be announced towards the end of meeting. Shirl explains the election process and voting.
Frank to help Debbie help total remaining ballots handed in at meeting and proxies.

No Motions Made

Officers/Committee's Report:

A. Number of Homes Actual/Projected:

Discussions:

Kimi explains the use of estimates on the projected number of homes and how we ended the year at 436 in 2022 (actual). These estimates are based off the developer, Luis Diaz and Trish Reilly & Amber Beckham (Tioga Realty). No additional questions were asked.

No Motions Made

B. 2022 Detail Budget:

Discussions:

Overview of budget briefly explained, only question was on management fee and what it entails. Villas and Terrazas is reviewed.

Detail regarding the funds to be transferred due to excess of income in operating over expenses from 2021. Villas \$1,497.16, Terazza I \$3,072.50, and Terraza II \$2,717.50.

Motion made by Shirl to move the amounts for Villas and Terrazas over to each of their capital reserve accounts, Frank seconds, all in favor.

C. 2022 General Community Capital Plan/Villa General Community Capital Plan

Discussions:

General review of all items scheduled to be done in 2022 out of the capital reserve funds. Capital expenses are generally more than \$10,000. Alleyway repairs and resurface (current list to proceed), jasmine plan, HVAC meeting hall, cabana bathroom, resurface of pool/kiddie pool, playground equipment (committee formed), tennis/basketball court resurface, amenity fence and gates.

Currently have a scheduled meeting for the Terrazas homeowners on February 17th to talk about forming a committee and if capital needs to be established and collected.

No Motions Made

D. Tioga Arrears Report:

Discussions:

Arrear's report explained and update on Ruszala/Sasntiago given on payment plan with John Hayter. Reminder letters are sents 15 days after the due date, 45-day statute letters are sent 45 days after the due date. After 2 quarters outstanding Debbie now hands over to our new attorney John Hayter and

they file a claim. Once handed over to John Hayter's office then the resident must deal with his office for payment.

No Motions Made

Old Business

A. Alleyway repairs:

Discussions:

Debbie has a meeting scheduled meeting with Glen Johnson Wednesday at 10:00 am.

No Motion Made

New Business

A. Announcement of 2022 Board Members:

Discussions:

Claire and Shirl and Peter Davis are the 2022 resident board members

No Motions Made

B. Villas Committee:

Discussion:

Jeff only gives the same update regarding the roof and insurance issues because of the age

No Motions Made

C. 2022 Developer updates:

Discussion:

Sign for the south side of 8th avenue to be placed so people realize this is also Town of Tioga. Update given on the county and 8th avenue for an additional speed sign to be placed near the playing field westbound traffic around SW 127th and the flashing crosswalks. County is hopeful to start work towards the end of February 2022. All bids were collected as of November 2021. No updates on Tioga Village yet, phase 20 is underway. Phase 21 will be underway soon.

Luis would like to get prices on memorial benches with memorial plaques that residents could purchase and donate and place down the esplanade and other common areas.

Need to know the cost, plaque, and cost to install. Shirl brings up a point that the wood benches may not be a great idea as they are too costly to maintain, maybe we could steer towards another type.

Pool and school is also being drafted with Tioga Village.

D. Homeowner Comments:

Discussion:

Homeowner asks what clubs we have going; Shirl advises that we have book club and a crafters club. Shirl is running both.

E. Schedule Next Board Meeting

The next BOD meeting for Quarter 2 was scheduled for Thursday April 28th at 4:00 pm at the Town of Tioga Meeting Hall.

*Reminder Special Terrazas Homeowners Meeting is scheduled for Thursday February 17th, 2022, at 4:00 pm in the meeting hall

**Motion made to adjourn by Frank, Shirl seconds,
all in favor meeting adjourned at 6:57 pm**

Approved 4/28/22